



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: November 23, 2010

SUBJECT: Conditional Use Permit No. 721-09

APPLICANT: Firestone (Bridgestone Retail Operations, LLC)
c/o: Robert Sundstrom (Huitt-Zollars, Inc.)
430 Exchange, Suite 200
Irvine, CA 92602-1315

REQUEST: To approve a Conditional Use Permit for Firestone, an existing tire and wheel sales and auto repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district

PROPERTY INVOLVED: 20707 S. Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Brown			Verrett
		Goolsby			

Item No. 10A

I. **Introduction**

This item was continued from the November 9, 2010 Planning Commission public hearing at the request of the applicant in order to provide time for his client to evaluate the physical and financial effects of the recommended conditions of approval which relate to the pylon sign removal, façade remodel performance deadline of three years, and the front yard setback landscape increasing to ten feet along the northeast portion of the site. These issues were addressed in the "*Issues of Concern*" section in the November 9, 2010 staff report to the Planning Commission (Exhibit No. 1). The applicant is requesting an additional continuance until the December 14, 2010.

As explained in the request for continuance received November 18, 2010, the applicant suggests more time is necessary to coordinate communications with his client (Firestone-Bridgestone) to evaluate costs and timing of construction activities related to the proposed conditions. Staff is confident that the applicant will be ready for the December 14, 2010 hearing date and therefore recommends that this item be continued until then.

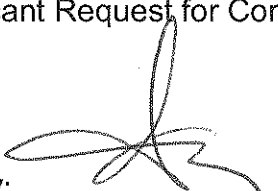
II. **Recommendation**

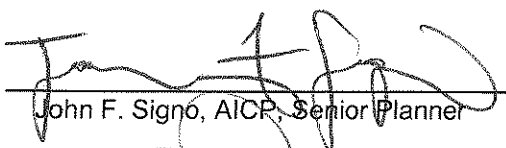
That the Planning Commission:

- **OPEN** the continued public hearing; **TAKE** public testimony; and **CONTINUE** the public hearing until December 14, 2010.

III. **Exhibits**

1. Planning Commission Staff Report For Conditional Use Permit No. 721-09 Dated November 9, 2010 (without exhibits)
2. Applicant Request for Continuance Dated November 18, 2010

Prepared by: 
Steve Newberg, AICP, Associate Planner

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

Approved by: 
Sheri Repp-Loadsman, Planning Officer

scn/c72109p112310





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 9, 2010

SUBJECT: Conditional Use Permit No. 721-09

APPLICANT: Firestone (Bridgestone Retail Operations, LLC)
c/o: Robert Sundstrom (Huitt-Zollars, Inc.)
430 Exchange, Suite 200
Irvine, CA 92602-1315

REQUEST: To approve a Conditional Use Permit for Firestone, an existing tire and wheel sales and auto repair store on a site located in the CR-D (Commercial, Regional-Design Overly Review) zoning district

PROPERTY INVOLVED: 20707 S. Avalon Boulevard

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Goolsby			

Item No. 11E

EXHIBIT NO. 1 -



I. Introduction

The applicant, Robert Sundstrom, for Huitt-Zollars, Inc., is requesting approval of Conditional Use Permit (CUP) No. 721-09, on behalf of Firestone (Bridgestone Retail Operations, LLC) to authorize the existing retail tire and wheel sales and auto repair store located at 20707 S. Avalon Boulevard (Exhibit No. 2). The application for this project was received by the Planning Division on January 28, 2009. Staff has been working with the applicant toward an appropriate design based on direction from the Planning Commission as determined at auto-repair related workshops in mid-2009. The property owner is BFS Retail and Commercial, 535 Marriott Drive, Nashville, TN 37214.

The 0.73-acre subject property is zoned CR-D (Commercial, Regional – Design Overlay) and has a General Plan land use designation of Regional Commercial. The subject property is within the City of Carson's Consolidated Redevelopment Project Area.

Firestone has been operating continuously as a tire sales/repair store at the subject property since 1973. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located in the CR-D (Commercial, Regional – Design Overlay) zoning district. The approval of Conditional Use Permit No. 721-09 would fulfill that requirement by making the use conforming to the CMC.

II. Background

Current Use of Property

- The property is developed with a commercial building consisting of approximately 9,100 square feet. The building was built in 1975 and to date has been used continuously as a tire installation, auto repair, and retail tire and wheel sales outlet.

Previously Approved Discretionary Permits

- On March 8 1974, the Planning Commission approved Zone Exception Case No. 73-74 allowing 1,275 square feet for total sign area, which was in excess of the maximum allowed at that time. Plot Plan No. 73-37 was approved for the building without discretionary review in May 1974.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no zoning code enforcement case associated with this property.

Ordinance No. 04-1322

On October 5, 2004, the City Council passed Ordinance No. 04-1322 (Exhibit No. 3), which requires a conditional use permit (CUP) for any auto repair use located within the CR (Commercial, Regional) zoning district.

A CUP can only be approved by the Commission if certain findings can be made, including providing adequate onsite parking and meeting applicable development standards contained in Section 9138.2. Furthermore, a report must be prepared by



the applicant showing that building, plumbing, electrical, and fire Code deficiencies are eliminated. The Commission may require additional improvements to the property, or any buildings or structures thereon, which may include but are not limited to the following:

1. New or rehabilitated landscaping;
2. Exterior changes to promote compatibility of buildings and structures with surrounding development;
3. General repairs to vehicular maneuvering or parking areas; and
4. Modifications designed to bring a structure more nearly into compliance with the applicable standards for commercial uses.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 20707 Avalon Boulevard.
- The subject site consists of a commercial building with 9,100 square feet that was built in 1975.
- Regional Commercial uses surround the subject property.
- The lot area is approximately 0.73 acre, or 32,000 square feet.
- The existing commercial building is developed with 21 parking spaces, including one space reserved for disabled motorists. This is a sufficient amount of parking to meet applicable CMC sections.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned CR-D (Commercial Regional – Design Overlay) and surrounding properties share the same zoning with the exception of the South Bay Pavilion located to the east which is zoned CR-MUR-D (Mixed Use Residential).
- The subject property has a General Plan Land Use designation of Regional Commercial.

As identified in the May 12, 2009 Planning Commission auto repair workshop, Firestone is one of five auto-repair related uses within the CR zone, which is characterized by large, single-tenant properties occupied by nationally recognized corporate names. Within the CR zone, there are two sub-groups, which are those located along Avalon Boulevard and those located along Dominguez Street. Both sub-groups are recognized on the basis of their rationale for distinct forms of business signs, with those along Avalon Boulevard requiring monument signs and the Dominguez Street businesses requiring modified pylon signs. Firestone, America's Tire, and Sears Auto Center are the auto-repair related businesses located along Avalon Boulevard.

Accordingly, the applicant intends to remove the existing, non-conforming, over-height dual-pole sign (over 30 feet in height) and replace it with a contemporary, decorative pylon sign (Exhibit No. 4). Also, new landscaping is proposed for all planting areas, including installation of necessary irrigation systems. The existing planting strip fronting Avalon Boulevard will be removed and replanted with Japanese privet hedges, *Rhaphiolepis indica* ("Pinkie" flowering shrubs), colorful groundcover,



and 24-inch box specimen fern pine and magnolia trees. Lastly, the applicant proposes to reslurry and restripe the parking area.

The 9,100-square-foot sales and repair building is constructed with split-faced concrete block on the north and south exterior walls and with plain concrete block on the east, stuccoed and painted in a slight off-white color. There are five vehicle service bays facing Avalon Boulevard. The roof design offers an angular projection along the southeast corner of the building which features a prominent wall sign over the main sales and customer lobby facing Avalon Boulevard. A decorative blue and red stripe accents the top portion of the façade. The applicant does not intend to perform façade upgrades to the existing building as a component of the current proposal. The applicant contends that such upgrades will be included in a comprehensive, regional program to assess and enhance their existing inventory of retail tire sales and service, and auto repair stores. However, staff has recommended that any cracks or missing stucco be repaired and that the building be given a fresh coat of paint within 90 days of CUP approval.

The applicant wishes to maintain a broad aesthetic consistency among their stores until such time that regional sub-sets of stores are able to be assessed for potential façade upgrades in order to incorporate similar design changes. According to the applicant, such program implementation should affect the subject property within 2-3 years. A condition of approval has been added which requires that a development plan which provides for façade upgrades to the existing building be submitted within three years of CUP approval, and that such plan shall be subject to review approval before the Planning Commission pursuant to CMC Section 9172.23.

Firestone sells and services tires and wheels and provides auto repair services. The hours of operation are 8:00 a.m. to 6:00 p.m. Monday through Friday, 7:00 a.m. to 6:00 p.m. on Saturdays, and 9:00 a.m. to 5:00 p.m. on Sundays.

As required by Ordinance No. 04-1322, the applicant will provide a building inspection report by a certified inspector. Such inspection report will identify any potential building, plumbing and electrical deficiencies and recommend repairs in conformance with the State Uniform Building Code. A condition of approval has been added to ensure that such report is submitted and that mitigation measures prescribing corrective action to any deficiencies or recommended repairs shall be completed in a timely manner, subject to Planning Division review and approval.

Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9138.2 (Vehicle Service and Repair).

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.



2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(D) can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern:

- Issue – Aesthetic Improvements: Pursuant to Ordinance No. 04-1322 and CMC Section No. 9138.2(B), Vehicle Service and Repair, the applicant shall provide plans that enhance the architectural character of the existing structure which illustrates compatibility with the South Bay Pavilion shopping center.
 - *Mitigation:* For reasons previously explained, the applicant shall provide building elevation improvement plans within a three-year period following CUP approval, if approved. A condition of approval has been added to ensure that this happens. An additional condition has been added which requires that any cracks or missing stucco be repaired and that the building be given a fresh coat of paint within 90 days of CUP approval.
- Issue – Existing Non-conforming dual-pole sign: The existing dual-pole sign is legal, non-conforming with respect to its height (over 30 feet in the CR zone). The sign has been identified as incompatible in previous Planning Commission workshops held in 2009 regarding auto repair uses. The Planning Commission directed staff to focus on signs, landscaping, and façade improvements when reviewing auto repair uses in the CR zone. Staff recommends, and the applicant proposes that the sign be removed and replaced with a contemporary, decorative pylon sign.
 - *Mitigation:* A condition of approval has been included in Exhibit “B” of the attached Resolution which requires that development plans for such sign be reviewed and approved by the Planning Division and a building permit for an approved monument sign be issued within one year of CUP approval.
- Issue – Existing Non-conforming front yard landscape setback: The existing front yard landscape setback is legal, non-conforming with respect to its width. Section 9162.51 of the CMC requires a ten-foot landscape setback for property area fronting a public right-of-way. Landscaping and irrigation plans that illustrate proposed ground improvements compatible with the surrounding built environment located in the Commercial Regional zoning district are included in this proposal. However, such plans depict a five-foot landscape setback for the front yard area facing Avalon Boulevard. The applicant contends that a ten-foot setback would be detrimental to the business plan



and would hinder vehicular access through the site, turning radii for vehicles on the site, and would result in the loss of parking spaces. Staff disagrees with this assessment.

- *Mitigation:* Staff requests that the Planning Commission consider requiring that the north side of the front yard setback (that area north of the proposed monument sign location) be increased to a ten-foot wide landscape section. This area is shown in Exhibit No. 5. A condition of approval has been included in Exhibit "B" of the attached Resolution which requires that a revised site plan and revised landscaping and irrigation plans for such landscape increase be reviewed and approved by the Planning Division within 90 days of CUP approval.

IV. Environmental Review

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing commercial building does not have the potential to cause a significant effect on the environment and is found to be categorically exempt.

V. Recommendation


That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 721-09, 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 APPROVING CONDITIONAL USE PERMIT NO. 721-09 FOR AN AUTOMOBILE TIRE SALES AND REPAIR BUSINESS LOCATED AT 20707 S. AVALON BOULEVARD."

VI. Exhibits

1. Draft Resolution
2. Land Use Map
3. Ordinance No. 04-1322 (CMC Section 9138.2)
4. Proposed Elevation of Monument Sign
5. Staff Recommendation for Front Yard Landscape Setback Increase
6. Development Plans (Under Separate Cover)

Prepared by: 
Steve Newberg, AICP, Associate Planner

Reviewed and Approved by: 
Sheri Repp-Loadsman, Planning Officer

scn/c72109p110910



Steve Newberg

From: Sundstrom, Robert [Robbie@Huitt-Zollars.com]
Sent: Thursday, November 18, 2010 3:52 PM
To: Steve Newberg
Subject: Bridgestone/Firestone 20707 Avalon CUP 721-09

Per our telephone conversation today, the applicant would appreciate a continuance of the Planning Commission Hearing date of November 23rd, 2010 to the December 14, 2010 regularly scheduled meeting. Due to unanticipated scheduling conflicts close to the Thanksgiving Day holiday, the continuance will allow us additional time to complete our review of the conditions of approval recommended in the staff report.

RC Sundstrom
Vice President
Huitt Zollars

