



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 10, 2011

SUBJECT: Design Overlay Review No. 1398-11
Conditional Use Permit No. 856-11

APPLICANT: Ricks Lube and Tune and Brakes
c/o Richard Nickel
1025 E. Carson Street
Carson, CA 90745

REQUEST: To perform a façade remodel and related landscaping, parking area, and general improvements to the former Don Kott Jeep automobile dealership. A conditional use permit is requested to permit a proposed auto repair and oil change facility as a primary use in the CA (Commercial, Automotive) zone district.

PROPERTY INVOLVED: 21101 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
		Diaz			Verrett

Item No. 11B

I. Introduction

In January 2011, two separate applications were submitted to the Planning Division, each one proposing an auto repair use to be located on Avalon Boulevard in the CA (Commercial, Automotive) zone district. This staff report concerns the subject application:

- Design Overlay Review No. 1398-11, Conditional Use Permit No. 856-11
 - Rick's Lube and Tune and Brakes proposes a façade remodel of the former Don Kott Jeep automotive dealership building located at 21101 Avalon Boulevard, and construction of a new 3-bay drive-thru oil change facility and related parking lot, landscaping and site improvements. The CUP request is to permit auto repair in the CA zone.

The Planning Commission held workshops regarding automotive repair as a primary use in the CA (Commercial, Automotive) on March 10 and March 23, 2011. The purpose of the workshops was to discuss a potential text amendment to Carson Municipal Code (CMC) Section 9138.15 to allow for auto repair in the CA zone as a primary use, subject to CUP approval. In the workshops, staff sought input on the addition of use-specific design and development standards, including potential time limits on the CUP itself.

During the workshop the Planning Commission considered the following alternatives: 1) Do nothing, which would prohibit auto repair as a primary use in the CA zone; 2) Direct staff to draft an ordinance amendment to allow only a short-term auto repair use for six years; or, 3) Draft the ordinance amendment to allow for a standard CUP process, which means the CUP runs with the land indefinitely.

After much deliberation the Planning Commission directed staff to draft an ordinance amendment allowing automotive repair as a primary use in the CA zone, only for a six-year period (until the end of the Sonic lease, without options to extend), and only for properties in the CA zone with frontages facing Avalon Boulevard.

The applicant, who attended the workshops and is aware of the direction given to staff, submitted an application to amend the zoning code accordingly, and wishes to move forward with plans to develop the property and use it on a limited-term basis as a primary use automotive repair facility conducting mainly oil changes, smog checks, and brake repairs.

This item is linked to a similar project on Avalon Boulevard in the CA zone as both are contingent upon a favorable recommendation of a proposed ordinance amendment to permit the uses with an approved CUP. The applicant for the similar project occurring across Avalon Boulevard in the CA zone has requested a continuance of their project until May 24, 2011. Staff has reviewed the application, business plan, site and elevation plans and found them to be



acceptable and code-compliant, and is able to make required DOR and CUP findings in the affirmative. However, staff recommends that this item also be continued until May 24, 2011 to coincide with the similar project so that they may be simultaneously presented to the Planning Commission.

II. Recommendation

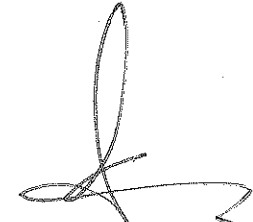
That the Planning Commission:

- **OPEN** the public hearing; **TAKE** public testimony; and **CONTINUE** the public hearing to May 24, 2011.

III. Exhibits

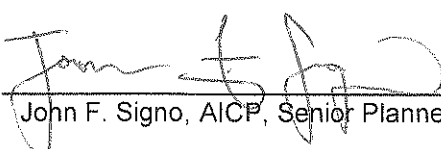
None.

Prepared by:



Steven C. Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp-Loadsman, Planning Officer