



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 10, 2011

SUBJECT: Design Overlay Review No. 1400-11  
Conditional Use Permit No. 859-11

APPLICANT: AutoWest Collision Group  
c/o Napoleon Garcia  
14059 Garfield Avenue  
Paramount, CA 90723

REQUEST: To perform a façade remodel and related landscaping, parking area, and general improvements to the former Don Kott Ford automobile dealership. A conditional use permit (CUP) is requested to permit a proposed auto repair collision center.

PROPERTY INVOLVED: 21212 S. Avalon Boulevard

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### 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
		Goolsby			

***Item No. 11A***

## 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. 1400-11, Conditional Use Permit No. 859-11
  - AutoWest Collision Group proposes a façade remodel and related landscaping, parking area, extensive interior improvements, and general site improvements to the former Don Kott Ford automobile dealership at 21212 S. Avalon Boulevard. The CUP request is to permit auto repair as a primary use in the CA zone, contingent upon City Council approval of an ordinance amendment allowing the same use.

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.

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, a full report is not prepared at this time due to the applicant's request to continue the item, citing additional time is necessary to finish lease negotiations prior to obtaining necessary discretionary entitlements. The applicant requests a continuance until May 24, 2011.



II. **Recommendation**

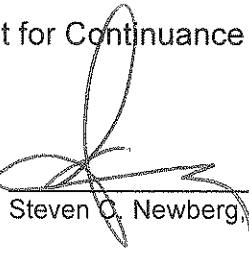
That the Planning Commission:

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

III. **Exhibits**

1. Request for Continuance dated May 2, 2011.


Prepared by:

  
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Steven C. Newberg, AICP, Associate Planner

Reviewed by:

  
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John F. Signo, AICP, Senior Planner

Approved by:

  
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Sheri Repp-Loadsman, Planning Officer

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# Autobahn

COLLISION CENTER

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Attn: Steve Newberg.

City of Carson planning division.

Steve, I would like to thank you so much for your help working with us on our conditional use permit. We are in need to reschedule our hearing to the next available date due to a few clauses in our lease that still need to be ironed out but we don't feel that we will be ready by May 10<sup>th</sup>.

If we can get the hearing scheduled for May 25<sup>th</sup> will be great as we will be able to finalize our lease before the hearing.

I had one of my associates drop off all plans and renderings last Tuesday, please let me know if there is anything else you need from us and I'll make sure you get it right away.

Alex Astts.

Director of Operations.

Autowest collision group.

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EXHIBIT No. 1

EXHIBIT NO. 1-

