



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 13, 2011

SUBJECT: Conditional Use Permit No. 872-11
Variance No. 525-11 and 526-11

APPLICANT: Garrett Harper
C/o: George Hoeing
7320 Ayers Rock Road
Riverside, CA 92508

REQUEST: To construct a self-service carwash and a 1,233-square-foot convenience store with alcohol sales located in the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 21212 S. Alameda Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

| AYE | NO | | AYE | NO | |
|-----|----|-------------------|-----|----|----------|
| | | Chairman Faletogo | | | Saenz |
| | | Vice-Chair Gordon | | | Schaefer |
| | | Brimmer | | | Verrett |
| | | Diaz | | | Williams |
| | | Goolsby | | | |

Item No. 10-A

I. Introduction

Date Application Received

- April 5, 2011: Conditional Use Permit No. 872-11; & Variance No. 525-11/526-11

Property Owner

- Garrett Harper, 21212 S. Alameda Street , Carson, CA 90810

Property Applicant

- George Hoeing, 7320 Ayers Rock Road, Riverside, CA 92508

Project Address

- 21212 S. Alameda Street, Carson, CA 90810

Project Description

- Proposed 3-stall self-service carwash (automotive laundry) without petroleum sales and a 1,233-square-foot convenience store with beer, wine and other alcoholic beverages for sale.
- The hours of operation for the carwash and convenience market will be between 7:00 a.m. to 9:00 p.m. Monday through Sunday. Carson Municipal Code (CMC) Section 9147.3 states that within 100 hundred feet of a residential zone, except where a residential zone is governed by a Specific Plan, all non-residential uses shall be confined to the hours between 7:00 and 9:00 p.m. daily.
- The proposed project provides 6 parking spaces, which exceeds the requirements in Section No. 9162.21(C) of the Carson Municipal Code (CMC) for a mini-market.
- The application includes the following:
 - Conditional Use Permit No. 872-11, to construct a 3-stall self-service carwash and a convenience store selling beer and wine in an ML-D zoning district.
 - Variance No. 525-11, for reduction of the required 100 feet of street frontage to 73 feet along Van Buren Street for an exterior drive-through carwash pursuant to Section 9138.13(C) of the CMC.
 - Variance No. 526-11 for the reduction in required lot size from 15,000 square feet to 11,883 square feet pursuant to Section 9138.13 (C) of the CMC.



II. Background

The subject project requires an additional conditional use permit application for the sale of alcoholic beverages within the proposed convenience market. The subject project also requires the submission of a design overlay review application due to the ML-D zoning designation and the project site being within the Consolidated Redevelopment Project Area. Upon applicant submittal of the necessary applications staff will re-notice the public hearing.

III. Recommendation

That the Planning Commission:

- **Open the public hearing ; and**
- **CONTINUE** this item indefinitely.

Prepared by:


Zak Gonzalez II, Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

CUP No. 872-11 & VAR No. 525-11 & 526-11 4

