



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2016

SUBJECT: Design Overlay Review No. 1615-16

APPLICANT: Chris Stamps of McDonald's Corporation
3800 Kilroy Airport Way #200
Long Beach, CA 90806

REQUEST: To remodel an existing co-branded McDonald's Restaurant in the CG-D (Commercial General – Design Overlay) zoning district.

PROPERTY INVOLVED: 17455 Central Avenue

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chairman Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Applicant's Representative

Chris Perry of Stantec Architecture; 38 Technology Drive, No. 100, Irvine, CA 92618

Applicant

Chris Stamps of McDonald's Corporation, 3800 Kilroy Airport Way #200, Long Beach, CA 90806

Property Owner

Jeminsen, LLC; 8720 Clubhouse Drive, Willis, TX 77378

Project Address

17455 Central Avenue, Carson, CA 90746

Project Description

The project includes Design Overlay Review (DOR) No. 1615-16 to remodel the exterior and interior of an existing co-branded McDonald's Restaurant located in the CG-D (Commercial General – Design Overlay) zone. The Chevron service station is not part of this remodel since it is owned by a different party.

II. Project Site and Surrounding Land Uses

The project site is located in the northern area of the City between the SR-91 Freeway and Victoria Street along Central Avenue. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	CG-D (Commercial General – Design Overlay)
Site Size	2.56 acres
Present Use and Development	Co-branded: McDonald's Restaurant and 24-hour Chevron Gas Station with accessory convenience store
Surrounding Uses/Zoning	North: SR 91 Freeway; South: Residential Single-Family Dwelling zoned RS and Multi-Tenant Commercial Center zoned CG-D; East: Credit Union Bank and Warehouse uses located in the City of Compton West: Residential Single-Family Dwelling neighborhood zoned RS.
Access	Ingress/Egress: Albertoni Street and Central Avenue

Previous Discretionary Permits

On September 8, 1998, the Planning Commission approved Design Overlay Review No. 673-98 and Variance No. 409-98 which included the following:

- Design Overlay Review (DOR) No. 673-98 pursuant to Section 9172.23:
Construct a drive-thru and sit-down McDonald's restaurant/24-hour Chevron gas station with convenience store.
- Variance (VAR) No. 409-98 pursuant to Section 9172.22:
Exceed maximum 30-foot sign height for commercial zones to build a 40-foot-high pylon sign.

On July 8, 2013, the Planning Division administratively approved Design Overlay Review (ADMIN. DOR) No.1493-13:

- Administrative Design Overlay Review (ADMIN. DOR) No.1493-13 pursuant to Section 9172.23:
Install an outdoor seating area consisting of two tables.

Public Safety Issues

None

III. Analysis

Site Plan

The subject site consists of a 4,703-square-foot co-branded building: McDonald's restaurant with drive-thru and Chevron Gas station with an accessory convenience store. There are currently 81 parking spaces on-site and 8 parking locations at the pump islands with landscaped areas throughout the site.

Areas of Concern

The following modifications to the site have been done prior to obtaining the Planning Division approval:

- Outdoor placement of an ice machine and propane gas; and
- Installation of bollards which eliminates one (1) parking space located at the northern property line near Central Avenue.

In addition, staff has conditioned the project to repair or remove the inoperable payphone booth. See Condition Numbers 34 through 36 mitigating these concerns.

Signage: Sign Program (SPG) No. 25-16

New logo and individual channel letter style signage is proposed for the McDonald's portion of the building pursuant to its corporate design and colors. The existing Chevron signage is not being modified. The building signage will comply with CMC 9136.7 business sign requirement. All building signs shall be approved by the Planning Division staff prior to building occupancy.

Area of Concern

- There is excessive window signage located throughout the building facade that needs to be removed and/or reduced to comply with the code.

See Condition Nos. 32 and 33 mitigating this concern.

Landscape

The applicant is not proposing modifying any landscaped areas. There is well-maintained landscape consisting of palm trees, shrubs and ground cover located along the perimeter of the project site and minimal interior landscape. Staff considers the existing decorative landscape as appropriately maintained.

General Plan Consistency

The co-branded McDonald's restaurant was constructed about sixteen years ago as a co-branded commercial building with a General Plan Land Use designation of General Commercial project and remains compatible with the surrounding Commercial, Light Industrial and Office uses.

Proposed Improvements

The McDonald's restaurant occupies about 1,400-square-feet of the building. The proposed exterior design to the restaurant portion is a contemporary style. Blank walls have been largely minimized through the incorporation of varying color, canopies and trim pieces. Primary materials proposed as part of the project consist of neutral, earth tone stucco paint, aluminum canopies and metal finishes. All materials are considered appropriate for the contemporary architectural style for the commercial use of the project site.

The interior remodel consists of ADA upgrades to the dining and restroom areas. The dining room improvements consist of replacing tables, upgrades to counter, wall, and floor finishes. The dining room interior remodel does not include an expansion of the area. Staff considers the proposed improvements to be beneficial to the patrons and an upgrade to the neighborhood.

IV. Environmental Review

Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), the proposed project to remodel the existing co-branded McDonald's restaurant reasonably falls within this exemption category and no foreseeable significant impacts would result.

V. Public Notice

Public notice was posted to the project site on November 23, 2016. Notices were mailed to property owners and occupants within 300 feet by December 1, 2016. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VI. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **ADOPT** Resolution No. 16-____, approving Design Overlay Review No. 1615-16 to remodel an existing co-branded McDonald's restaurant for a property located at 17455 Central Avenue.

VII. Exhibits

1. Draft Resolution
2. Site Map
3. Development Plans (under separate cover)

Prepared by: McKina Alexander, Associate Planner

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 16-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1615-16 TO REMODEL AN EXISTING CO-
BRANDED MCDONALD'S RESTAURANT FOR A
PROPERTY LOCATED AT 17455 CENTRAL AVENUE**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant's representative, Jason Archbold of Stantec Architecture, on behalf of the business operator, McDonald's Corporation c/o Chris Stamps, with respect to real property located at 17455 Central Avenue and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1615-16 to remodel a co-branded drive-through McDonald's restaurant for a property located within the CG-D (Commercial General – Design Overlay) zone..

Section 2. A public hearing was duly held on December 13, 2016, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed project is consistent with the General Plan of the City of Carson. The 110,659-square-foot developed lot has a General Plan Land Use designation of General Commercial and is compatible with the surrounding areas.
- b) The proposed project is consistent with the General Plan goals and policies for general commercial use. The subject property is located within a primarily commercial and industrial area on Central Avenue (an arterial street) and is within proximity to the 91 Freeway resulting in continued adequate capacity to handle traffic levels from the existing restaurant use.
- c) The proposed project consists of interior and exterior remodel of an existing McDonald's restaurant. The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
- d) The project site was developed about sixteen years ago and continues to adequately accommodate safe circulation for pedestrians and vehicles.

EXHIBIT NO. 1 -



- e) The proposed wall signage will be individual channel letters subject to review by the Planning Division under separate permit pursuant to code.
- f) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- g) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.

Section 4. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1615-16 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 13TH DAY OF DECEMBER 2016.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 273.89 ACRE TRACT IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO THE MERCHANTS EXCHANGE BANK OF THE DECREE OF PARTITION OF A PORTION OF SAID RANCHO IN CASE NO. 939 OF THE SUPERIOR COURT IN SAID COUNTY, SHOWN AS PARCEL 4, ON MAP FILED IN BOOK 82 PAGES 31 AND 32 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE SOUTH AND SOUTHWEST BY THE GENERAL SOUTHERLY LINE OF PARCEL 4 OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 45337) RECORDED IN BOOK D3872 PAGE 421 OF OFFICIAL RECORDS IN SAID OFFICE, AND BOUNDED ON THE EAST AND NORTH BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF SOUTH 89° 35' 53" WEST, AND A DISTANCE OF 30.00 FEET IN SAID GENERAL SOUTHERLY LINE; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LAST-MENTIONED PARCEL 4, NORTH 0° 24' 07" WEST, 211.57 FEET; THENCE NORTH 43° 25' 03" WEST, 40.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1538.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, FROM A TANGENT WHICH BEARS NORTH 88° 50' 17" WEST, THROUGH AN ANGLE OF 7° 29' 49" AN ARC DISTANCE OF 201.24 FEET; THENCE TANGENT TO SAID CURVE, NORTH 81° 20' 28" WEST 419.30 FEET TO THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID GENERAL SOUTHERLY LINE DESCRIBED AS HAVING A BEARING OF NORTH 60° 15' 47" WEST AND A LENGTH OF 113.87 FEET.

EXCEPT THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, AS DESCRIBED IN DEED FROM UNION OIL COMPANY OF CALIFORNIA TO STEVENSON VILLAGE RECORDED OCTOBER 28, 1965 AS INSTRUMENT NO. 1423, OFFICIAL RECORDS.

EXCEPT ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OR DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY, AS RESERVED BY ADELE DATES, ET AL, IN VARIOUS DEEDS, BEING RECORDED DECEMBER 1, 1964, MARCH 10, 1965, MARCH 22, 1965, MARCH 25, 1965 AND APRIL 1, 1965.

APN: 7319-017-096



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1615-16

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1615-16 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously 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.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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 revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
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. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject



property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. The 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1615-16. The applicant shall provide a deposit in



the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.)
21. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

LANDSCAPE/IRRIGATION

22. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
24. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval



that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.

25. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
26. The proposed irrigation system shall include best water conservation practices.
27. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

28. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
29. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

30. All driveways shall remain clear. No encroachment into driveways shall be permitted.
31. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

SIGNS

Prior to obtaining final building approval

32. Obtain approval for all window signage from the Planning Division to ensure compliance with the code; or
33. Remove all unpermitted window signage throughout the building.

SITE MODIFICATIONS

Prior to issuance of building permits

34. Relocate the propane gas from the front entrance area to a more appropriate location. Submit a revised plan to review and approve the proposed location.



35. Remove the bollards located at the parking stall located along the northern property line adjacent to Albertoni Street near Central Avenue.
36. Repair or remove the inoperable payphone located in front of the parking spaces located along the northern property line adjacent to Albertoni Street near Central Avenue.

TRASH

37. Trash collection shall comply with the requirements of the City's trash collection company.

BUILDING AND SAFETY DIVISION

38. Submit development plans for plan check review and approval.
39. Obtain all appropriate building permits and an approved final inspection for the proposed project.
40. Prior to Issuance of building permits, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

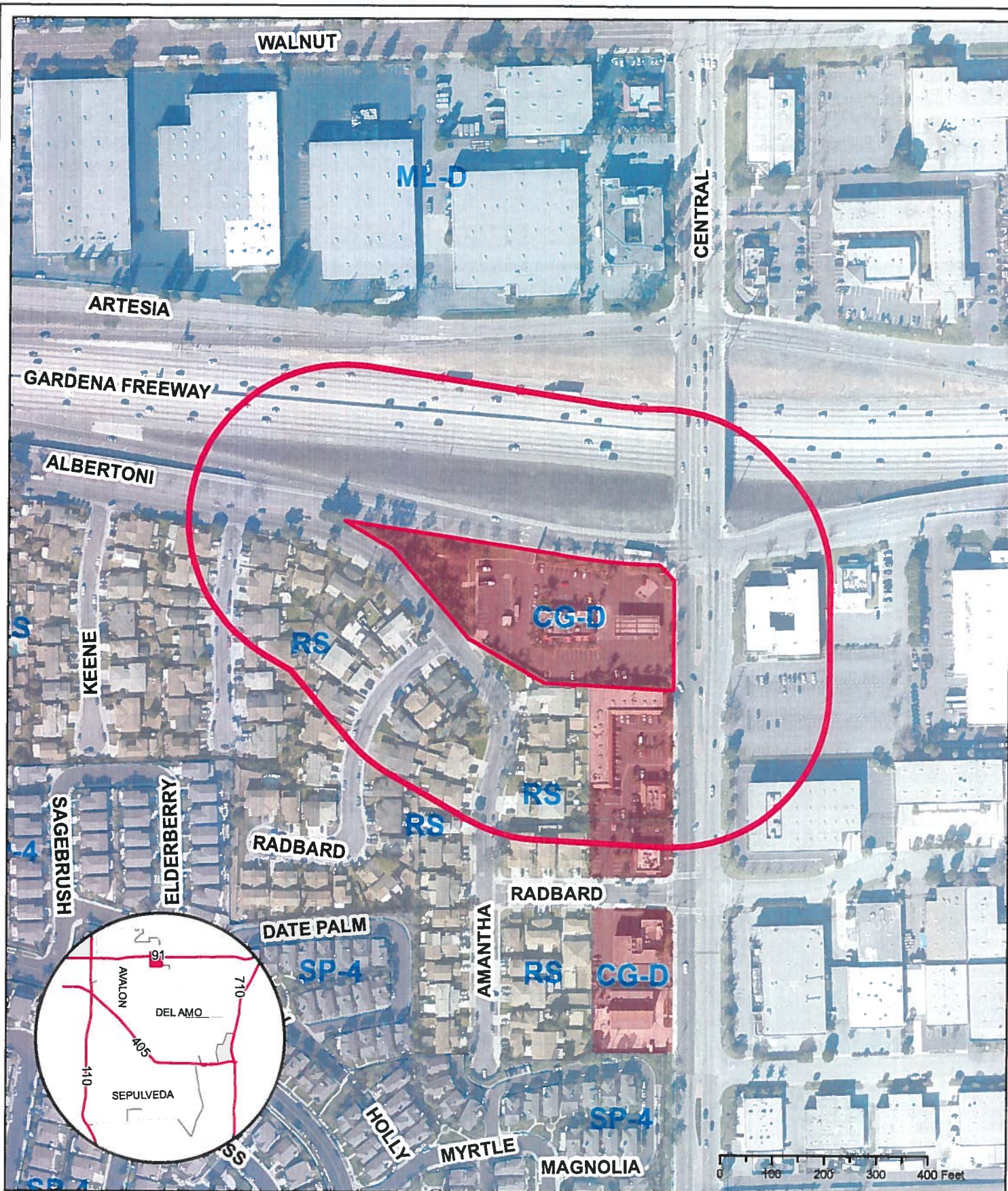
ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

41. All necessary street dedications and street improvements shall not apply due to the exceptions stated on CMC § 9161.2, with exceptions to the items below
42. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
43. A construction permit is required for any work to be done in the public right-of-way.
44. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
45. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUSINESS LICENSE

46. All parties involved in the subject project located at 17455 Central Avenue including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.



City of Carson
300 Foot Radius Map
17455 Central Avenue

EXHIBIT NO. 2

Date Printed: Tuesday, September 13, 2016

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