



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 24, 2017

SUBJECT: Design Overlay Review No. 1570-15

APPLICANT: William Dumka of McGee Sharon Architects

REQUEST: To remodel the existing Yellow Basket drive-through restaurant by updating the exterior, portions of the interior, landscape, and parking lot, located in the ML-D (Manufacturing Light – Design Overlay) zoning district

PROPERTY INVOLVED: 22300 S. Avalon Boulevard

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#### COMMISSIONERS' VOTE

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

## **I. Introduction**

### *Applicant*

William Dumka of McGee Sharon Architects  
1530 W. Lewis Street, San Diego, CA 92103

### *Property Owner*

George Bovetas  
1831 Windhill Way, Santa Ana, CA 92705

### *Project Address*

22300 S. Avalon Blvd., Carson, CA 90745

### *Project Description*

The applicant is proposing Design Overlay Review (DOR) No. 1570-15 to remodel the existing Yellow Basket drive-through restaurant by updating the exterior, portions of the interior, the landscape, and the parking lot.

## **II. Project Site and Surrounding Land Uses**

The project site is located southeast of the City at the intersection of 223<sup>rd</sup> Street and Avalon Boulevard. The following provides a summary of the site information:

<b>Site Information</b>	
General Plan Land Use	Light Manufacturing
Zone District	ML-D (Manufacturing Light – Design Overlay)
Site Size	0.64 acres
Present Use and Development	Yellow Basket Restaurant (2,775-square-foot ) with a drive-through
Surrounding Uses/Zoning	North: Mobil Gas Station zoned ML, 7 Eleven zoned CN-D South: Warehouse, S&K Auto Body and Avalon Animal Hospital zoned ML-D East: Watson Land Industrial Center consisting of truck parking and warehouses zoned MH-D and MH West: Vacant Lot (future car wash) zoned CN-D and Residential Single-Family Dwelling neighborhood zoned RS.
Access	Ingress/Egress: Avalon Boulevard and 223 <sup>rd</sup> Street

### *Previous Discretionary Permits*

None

### *Public Safety Issues*

None

### **III. Analysis**

#### **Existing Site Plan**

The project site is a corner lot with frontage on Avalon Boulevard and 223<sup>rd</sup> Street. The original restaurant improvements were done over forty (40) years ago with no significant reinvestment; therefore, the site has aged with damaged paving, minimal landscape and dilapidated building exterior. The 2,775-square-foot building is surrounded by the parking lot with 42 spaces. The building has three pedestrian entries from the on-site parking lot, one facing north, one facing west and one facing south. An existing small patio is located on the west side of the building facing Avalon Boulevard. The existing drive-through configuration is inadequate because the vehicular customers have to receive their orders through the passenger window versus through the driver's window.

#### **Proposed Improvements**

The applicant proposes a number of reconfigurations, including parking, landscaping, drive-through, outdoor dining, signage and pedestrian path of travel. Also included is a complete façade improvement, interior ADA upgrades to the drive-through counter, restrooms, and plumbing repairs.

The façade improvement consists of colors and materials resulting in a modern take of a retro 1950's styled diner. A new, easily accessible outdoor seating area is proposed on the north side of the building with a new decorative wrought iron fence surrounding it providing a barrier to separate patrons from vehicular circulation and traffic. A new pedestrian walkway has been integrated into the design taking access from Avalon Boulevard. The new walkway is a strong site design addition that enhances safe pedestrian path of travel. A new drive-through lane is proposed so the pick-up window is on the driver side. It is reconfigured for adequate vehicle accessibility and complies with Traffic and Fire standards. Staff considers the proposed improvements to be beneficial to the patrons and an upgrade to the neighborhood.

#### **Building and Architecture**

The proposed exterior changes to the building will have a maximum height of 20 feet and an average height of 16 feet. The applicant is not proposing to expand the building so the restaurant retains its 2,775-square-foot floor area including the dining area, counter and grill, storage, office and restrooms. The interior improvements include ADA upgrades to the drive-through counter and restrooms and plumbing repairs which bring the restaurant up to current building and accessibility codes.

The proposed exterior modifications include a range of new colors and materials. The new main entry has a stucco tower matching the building's stucco wall paint in neutral "Pewter" gray. The building design incorporates an upper portion clad in ribbed architectural steel panels painted light yellow and a dark brick red hued stucco lower portion which provides a greater balance of the proposed building and detailing. A light gray metal fascia surrounds the building. The new parapet will screen all roof-mounted equipment from the public view.

The proposed materials including metal siding, black frame storefront windows and doors, yellow neon band lighting, and integration of stucco collectively are considered an appropriate execution. The architectural character of the proposed building is a modern take on a classic 1950's styled diner.

#### Landscaping

There are existing landscape planters along the perimeter of the site with interior landscape. The proposed site plan includes 4,012 square feet of landscaping. New 10-foot-wide planters are proposed adjacent to Avalon Boulevard and 223<sup>rd</sup> Street including new landscape planters located throughout the parking and drive-through areas, refer to Condition No. 23. The new planter adjacent to the drive-through lane provides an additional safety buffer from other pedestrian and vehicular circulation.

This conceptual landscape plan includes Oak, Willow and Olive trees along with a variety of drought-tolerant shrubs and groundcover. Evergreen vines are proposed along the easterly property wall to soften the appearance. The proposed landscaping consisting of varying height shade trees, dense and fast growing evergreen shrubs and ground cover will help screen the buildings, parking areas, ground mounted equipment. The new landscape substantially refreshes the site, making the property attractive from the street and provides appropriate shading and screening.

#### Access and Parking

Access to the site is available via three driveways through the site with two entrances from 223<sup>rd</sup> Street and one from Avalon Boulevard. The entire site including the parking areas are being re-slurry sealed and re-stripped with a new parking layout that complies with ADA, Fire, and Traffic Engineering standards, refer to Condition No. 32.

The required off-street parking for a restaurant is 1 parking stall per 100 square feet of its gross floor area. As such, the existing 2,775-square-foot restaurant requires 28 parking stalls. The required off-street parking: 27 standard parking and 1 ADA van accessible parking spaces totaling 28 parking spaces complies with the required off-street parking requirements pursuant to CMC 9162.21.

#### Commercial Improvement Program

Since 1995, the City has offered a commercial rehabilitation program enabling owners of business properties to rehabilitate the exteriors of commercial structures located in target areas throughout the City. This program has served to remedy deteriorated conditions, including building code violations that have contributed to blighting conditions affecting the surrounding community.

The Commercial Improvement Program is currently funded through CDBG Grant Target Program. It provides grant opportunities to both property owners and tenants (with property owner's consent) to make small or substantial facade improvements to

underutilized properties that are located within the program target areas. The program requires the owner or the tenant to only match 5% to 10% of the requested grant amount, refer to Exhibit No. 3

The Yellow Basket restaurant has been in operation within the City since 1973. The City identified this business as a potential participant in the Commercial Improvement Program and conducted an outreach program to the property owners to discuss the opportunities offered by this program. The Yellow Basket property owners applied for a substantial rehabilitation grant through the Program and were awarded a maximum of \$95,000.00 to be used for building exterior and site improvements. As part of the program, the property owners will be required to providing a match equal to 10% of the requested grant amount.

#### Signage

New logo and illuminated individual channel letter style signage is proposed located at the storefront. The existing dilapidated pole sign was constructed in 1972 and will be refurbished complementing the proposed modern take of a retro 1950's architecture, refer to Condition No. 36. Building signs that comply with CMC 9136.7 do not require Planning Commission approval and will be approved by the Planning Division staff prior to building occupancy.

#### **IV. General Plan Consistency**

The Yellow Basket restaurant was constructed in 1973 with a General Plan Land Use designation of Light Industrial and it remains consistent with the surrounding Commercial, Office, Light and Heavy Industrial uses.

#### **V. Environmental Review**

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

#### **VI. Public Notice**

Public notice was posted to the project site on January 4, 2017. Notices were mailed to property owners and occupants within 300 feet by January 12, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

#### **VII. 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. 17-\_\_\_\_, approving Design Overlay Review No. 1570-15 to remodel the existing Yellow Basket drive-through restaurant by updating the exterior, portions of the interior, landscape, and parking lot for a property located at 22300 S. Avalon Boulevard.

## **VIII. Exhibits**

1. Draft Resolution
2. Site Map
3. Commercial Improvement Program Pamphlet and Map of Target Areas
4. Development Plans (under separate cover)

**Prepared by:** McKina Alexander, Associate Planner



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 17-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CARSON APPROVING DESIGN OVERLAY  
REVIEW NO. 1570-15 TO REMODEL THE EXISTING  
YELLOW BASKET DRIVE-THROUGH RESTAURANT BY  
UPDATING THE EXTERIOR, PORTIONS OF THE  
INTERIOR, LANDSCAPE, AND PARKING LOT FOR A  
PROPERTY LOCATED AT 22300 AVALON BOULEVARD  
IN THE ML-D (MANUFACTURING LIGHT – DESIGN  
OVERLAY) ZONING DISTRICT.**

**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, William Dumka of McGhee Sharon Architects, on behalf of the business operator, Yellow Basket Restaurant, with respect to real property located at 22300 S. Avalon Boulevard and described in Exhibit “A” attached hereto requesting approval of Design Overlay Review No. 1570-15 to remodel the existing Yellow Basket drive-through restaurant by updating the exterior, interior, landscape, and parking lot for a property located within the ML-D (Manufacturing Light – Design Overlay) zoning district.

**Section 2.** A public hearing was duly held on January 24, 2017, 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 27,869-square-foot developed lot has a General Plan Land Use designation of Light Industrial and is compatible with the surrounding areas.
- b) The proposed project is consistent with the General Plan goals and policies for light industrial use. The subject property is located at the southeast corner of Avalon Boulevard and 223<sup>rd</sup> Street. Both are arterial streets resulting in continued adequate capacity to handle traffic levels from the existing restaurant use.
- c) The proposed project consists of remodeling an existing Yellow Basket restaurant and related site improvements. 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 over 40 years ago and with the proposed site improvements (installation of a new pedestrian walkway from the street and reconfiguration of the parking area and drive-through lane) will better adequately accommodate safe circulation for pedestrians and vehicles.
- e) New landscape will be installed throughout the site providing shade to vehicles and enhancing the visual attractiveness from adjoining streets and walkways.
- f) The proposed building signage consists of illuminated, individual channel letters and logo; and the existing dilapidated pole sign will be refurbished to complement the retro architecture. All signage is subject to review by the Planning Division under a separate permit pursuant to code.
- g) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
- h) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.
- i) The project site is located within an area designated to receiving a grant or loan through the City's Commercial Improvement Program. The proposed façade improvement architectural design is a modern take on a classic 1950's diner and the related site improvements enhances the property and provides additional safe pedestrian and vehicular circulation. The project site remains a regional destination that serves the local market.

**Section 4.** Pursuant to Section 15301 (Existing Facilities) 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. 1570-15 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 24<sup>TH</sup> DAY OF JANUARY 2017.**

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY





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

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1570-15**

**GENERAL CONDITIONS**

1. If a building permit for Design Overlay Review No. 1570-15 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, the owner, tenant(s), and their subsequent successors (Parties) agree to 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 any damage or harm to people or property, real and personal, that may result from Yellow Basket Property Owner(s) operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City and Parties will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Parties' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Parties shall provide a deposit in the



amount of 100% 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 Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.

### **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. Install a new 10-foot-wide planter adjacent to Avalon Boulevard and 223<sup>rd</sup> Street and new landscape planters located throughout the parking and drive-through areas.
24. Install new evergreen vines to the easterly property wall and southern planters to soften the appearance.
25. 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.
26. 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.

27. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
28. The proposed irrigation system shall include best water conservation practices.
29. 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**

30. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
31. 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**

32. All driveways shall remain clear. No encroachment into driveways shall be permitted.
33. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
34. 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.

### **PAVEMENT**

35. The entire site will be re-slurry and sealed for a consistent refreshed appearance.

### **SIGNAGE**

36. The existing dilapidated pole sign will be refurbished complementing the proposed modern take of a retro 1950's architecture.

### **TRASH**

37. Trash collection shall comply with the requirements of the City's trash collection company.
38. The existing trash enclosure will be refurbished to complement the architecture of the proposed façade improvement and additional landscape to screen its exterior wall.



## **BUILDING AND SAFETY DIVISION**

- 39. Submit development plans for plan check review and approval.
- 40. Obtain all appropriate building permits and an approved final inspection for the proposed project.
- 41. 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**

- 42. 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
- 43. 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.
- 44. A construction permit is required for any work to be done in the public right-of-way.
- 45. 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.
- 46. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

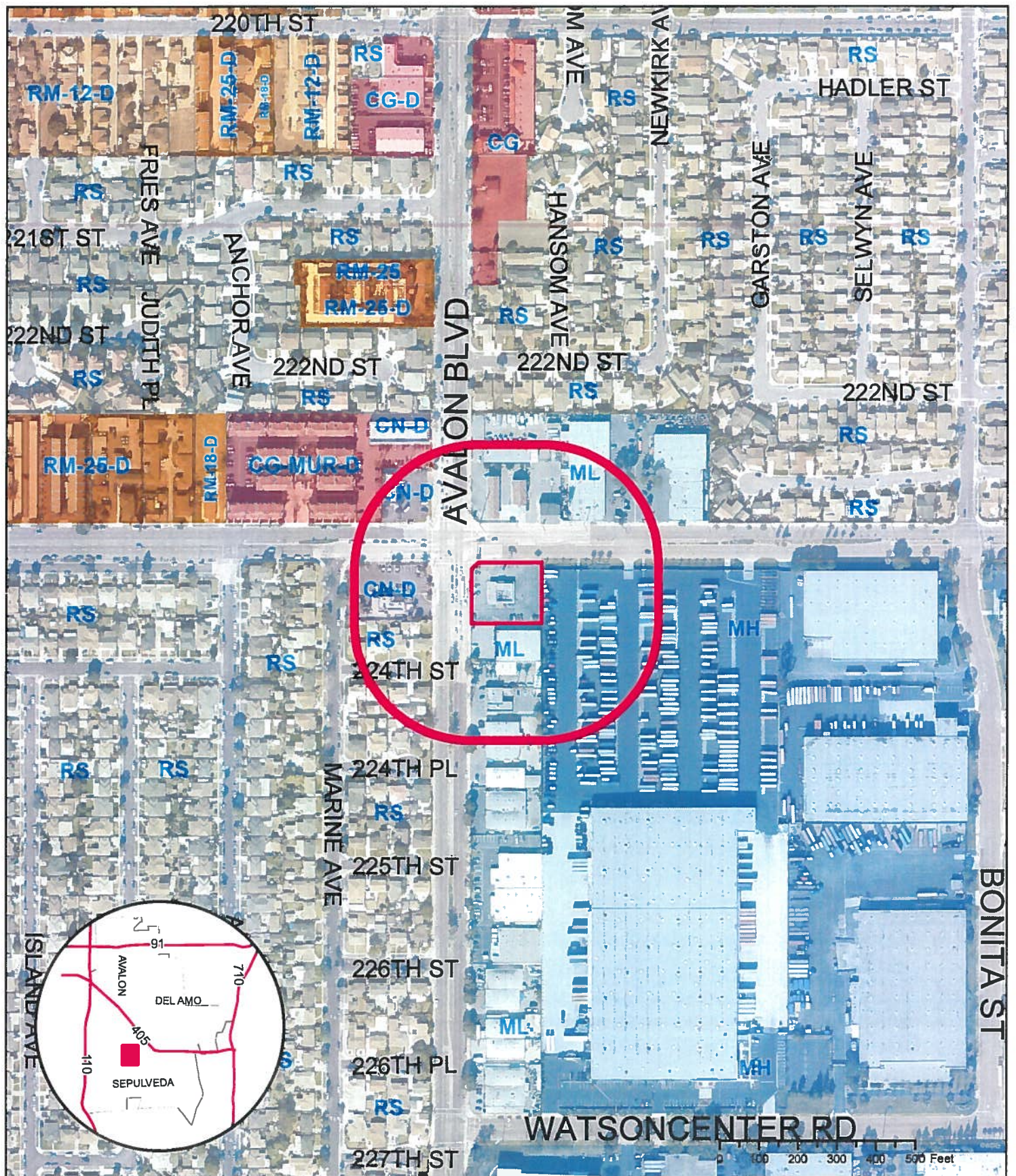
## **PUBLIC WORKS – WATER QUALITY**

- 47. If parkway drains are installed, install drain inserts to mitigate onsite storm water pollution.

## **BUSINESS LICENSE**

- 48. All parties involved in the subject project located at 22300 S. Avalon Boulevard 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  
22300 Avalon Boulevard

EXHIBIT NO. 2 -







# COMMERCIAL IMPROVEMENT PROGRAM

**CITY OF CARSON  
COMMUNITY DEVELOPMENT  
DEPARTMENT**  
701 East Carson Street  
Carson, CA 90745  
310-830-7600 ext.1309 or 1310  
\ci.carson.ca.us/business  
development/commercial improvement  
program

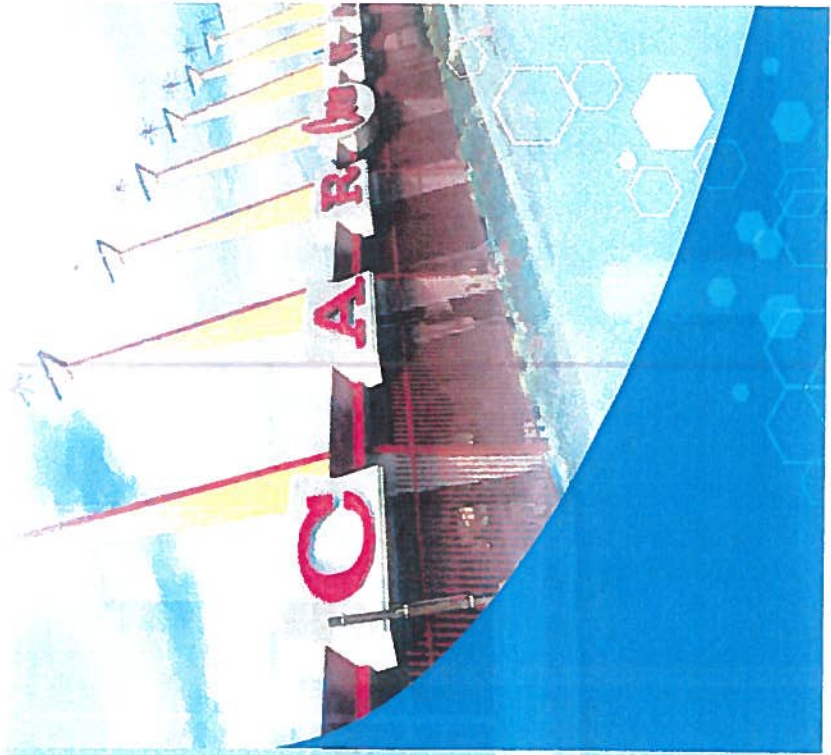
## EASY STEPS TO GET STARTED

- Evaluate your storefront and determine a plan of action. Complete an application and submit a current photo (digital or printed) of your existing storefront.
- Staff will review your application and determine if it's an eligible project.
- The city of Carson will inspect your business and determine the scope of work based on your request and program guidelines.



**City of Carson  
Community Development Department**  
701 East Carson Street  
Carson, CA 90745  
310-830-7600 ext. 1309 or 1310  
ci.carson.ca.us/business development/  
commercial improvement program  
Monday - Thursday • 7:00 a.m. - 6:00 p.m.  
[Closed Fridays]

EXHIBIT NO. 3 -





## IMPROVE THE EXTERIOR APPEARANCE OF YOUR BUSINESS

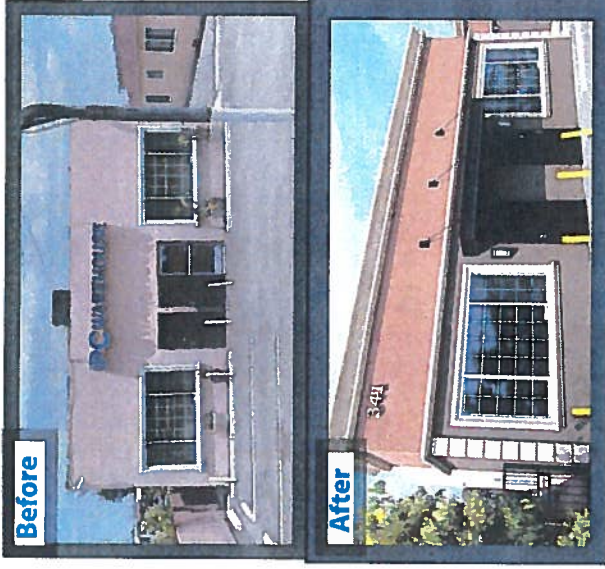
It has been proven that commercial development that is inviting in appearance will attract more customers. The customer equates the appearance of a business with the quality of service that they can expect to receive once inside. Improvements to the exterior of your businesses helps to increase profits, while eliminating blight and making the area more attractive.

The Commercial Improvement Program is funded through the Community Development Block Grant Target Program. The program was designed to improve the physical condition of the existing commercial buildings located in the CDBG Target Areas. Through these improvements, the City hopes to stimulate economic growth and improve the visual quality of existing commercial properties that will encourage residents and visitors alike to patronize the great places within the City to shop and work.

### ELIGIBLE IMPROVEMENTS

The following is a list of eligible improvements you may want to consider for the exterior of your business.

- Primarily Exterior Painting & Stucco
- Attached Signage
- New Store Front
- Awnings
- Architectural Detailing
- Parking Stalls (where such improvements may improve disabled access)



### FAÇADE IMPROVEMENT ASSISTANCE

Assistance ranges from Small Façade Rehabilitation Projects to Substantial Commercial Rehabilitation Projects.

These programs are available to both property owners and tenants, (with owner consent). See target area map on the website: [ci.carson.ca.us/](http://ci.carson.ca.us/) business development/commercial improvement program.

#### Façade Improvements Assistance

- Up to \$25,000.00

#### Substantial Rehabilitation Assistance

- Up to \$95,000.00

### KEY INCENTIVES

- Owner/Tenant only needs to match 5 to 10% of the requested grant amount.
- No Architectural Costs, if the City's architect is used. All architectural

- designs will be reviewed by city's architect.
- Title and recording fees are paid by city of Carson.

### PROGRAM REQUIREMENTS

Projects must conform to the City's design guidelines. A professional architect/designer must be involved in the project design. Projects must conform to the City's Zoning Code and Planning Ordinances.

Contractors must bid the job according to the City guidelines. All permits are the responsibility of the property owner.

Federal and/or local funds are used for the program. Whenever such funds are used, either in whole or in part, Davis-Bacon and/or State prevailing wages (whichever is higher) must be paid for all on-site construction labor relating to the project.

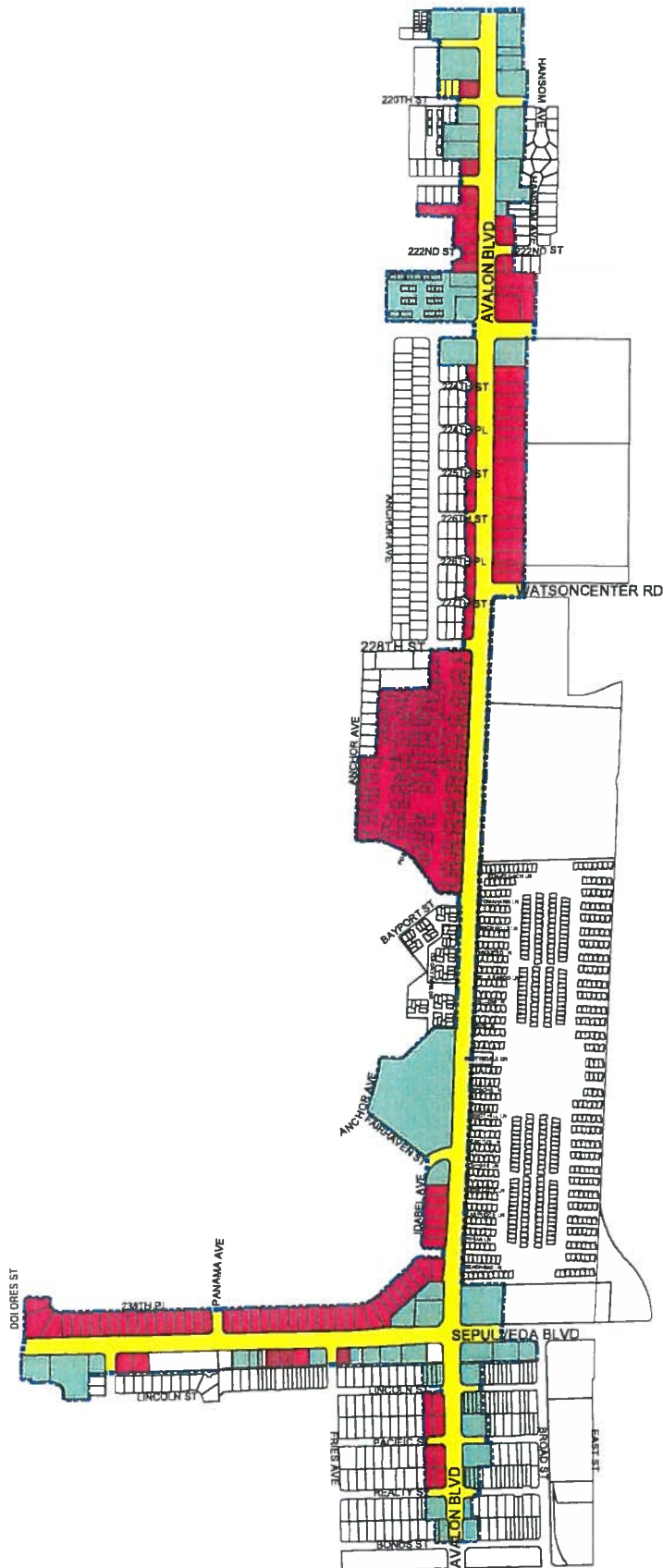
The Federal Davis-Bacon Act requires the payment of prevailing wage rates (which are determined by the U.S. Department of Labor) to all laborers and mechanics on Federal government construction projects in excess of \$2,000.00. Construction includes alteration and/or repair, including painting and decorating of public buildings or public works, including private projects using Federal funds.

### How Do I Find Out More?

Contact:

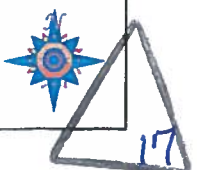
*The City of Carson*

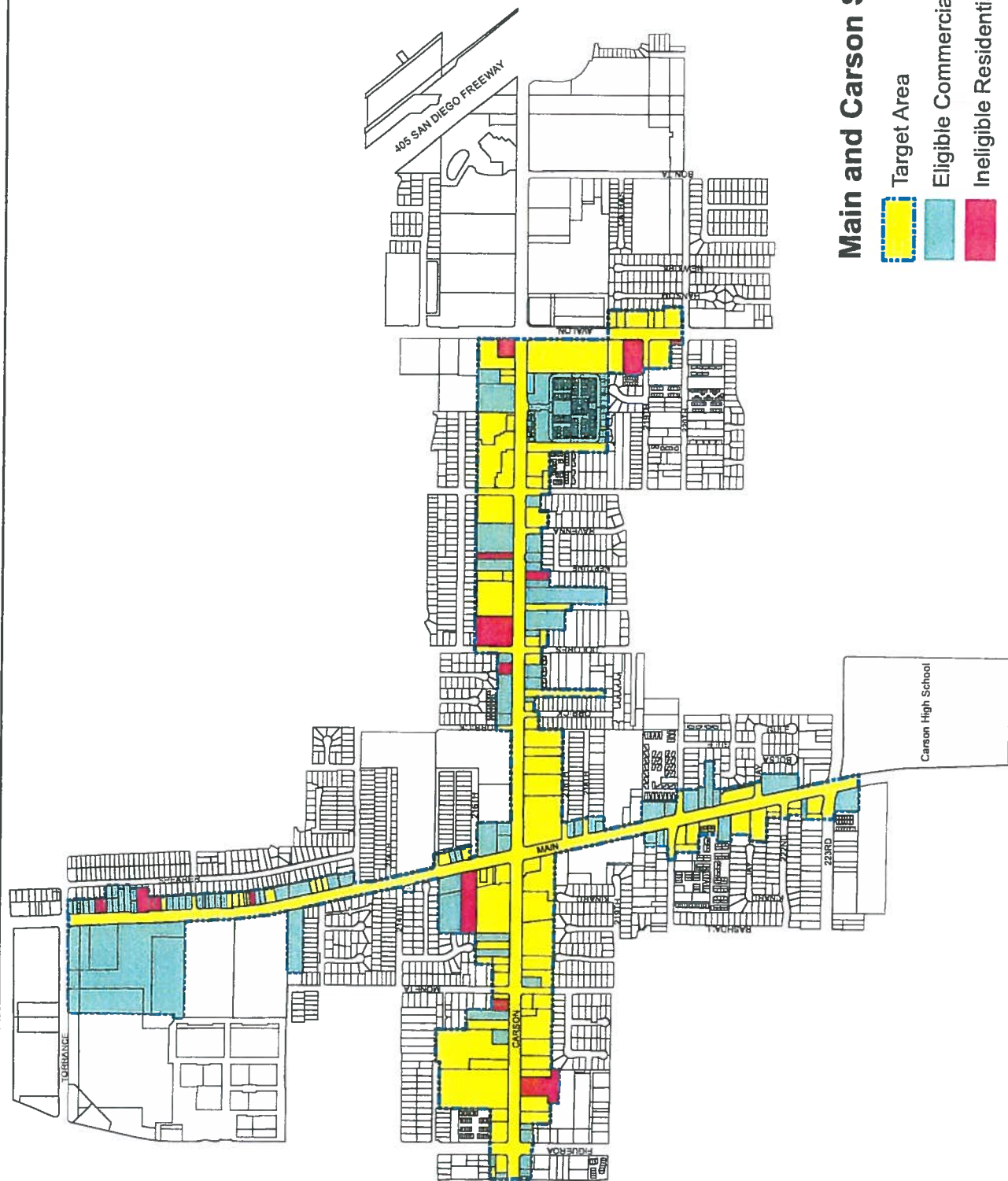
Community Development Department  
Commercial Improvement Program  
310-830-7600 ext. 1309 or 1310



### Avalon and Sepulveda Blvd

- Target Area
- Vacant Lots
- Eligible Commerical Parcels
- Ineligible Commerical Parcels

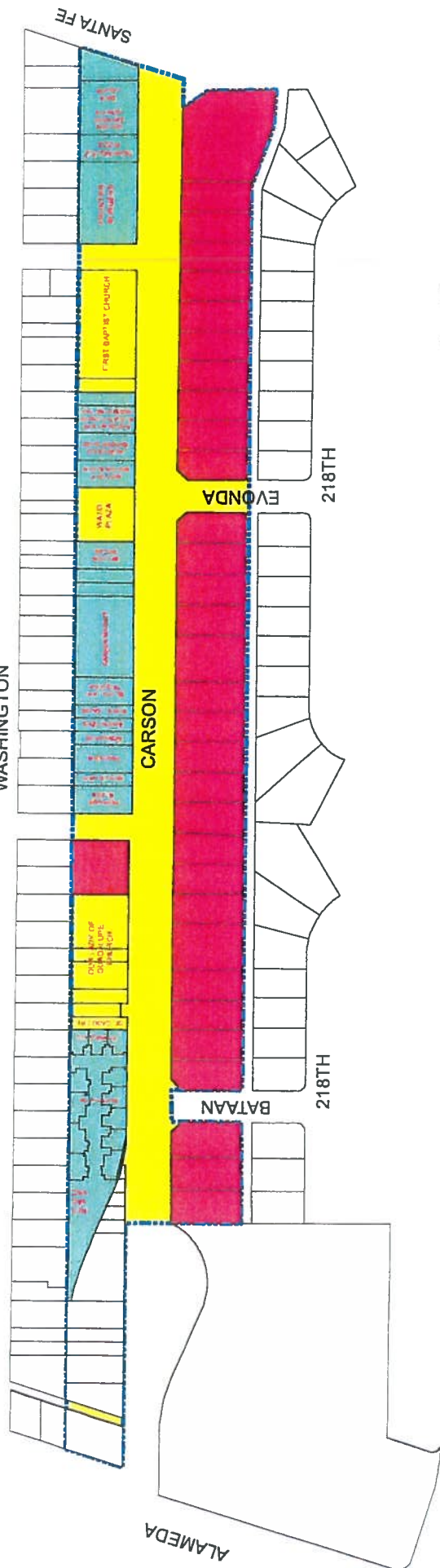




## City of Carson

### Commercial Improvement Program Target Areas





# **Santa Fe and Carson St**

- Target Area
- Vacant Parcels
- Ineligible Commercial Parcels
- Eligible Commercial Parcels



## **City of Carson** **Commercial Improvement Program Target Areas**