



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2017

SUBJECT: Design Overlay Review No. 1644-17

APPLICANT: Core States Group (McDonald's)
4240 E. Jurupa, Suite 402
Ontario, CA 91761

PROPERTY OWNER: McDonald's USA, LLC
3800 Kilroy Airport Way Suite 200
Long Beach, CA 90806

REQUEST: To remodel the exterior of an existing 5,057-square-foot McDonald's Restaurant along with associated site improvements on a site zoned CG (Commercial, General).

PROPERTIES INVOLVED: 21836 S. Avalon Boulevard

COMMISSION ACTION

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Madrigal
		Vice-Chair Pimentel			Mitoma
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Property Owner:

McDonald's USA LLC, 3800 Kilroy Airport Way, Long Beach, CA 90806

Applicant:

Core States Group, 4240 E. Jurupa, Suite 402, Ontario, CA 91761

Project Address:

21836 S. Avalon Boulevard, Carson, CA 90745

II. Project Description

The applicant is proposing Design Overlay Review No. 1644-17 for a minor exterior remodel of an existing McDonald's restaurant including paint, trellis, canopy system, brand wall, lighting, and landscaping improvements on a 0.92 acre site zoned CG (Commercial, General). The remodeling project also includes upgrading the interior with new dining seating areas and new ADA compliant restrooms. However, the interior improvements are not subject to Design Overlay Review No. 1644-17.

III. Project Site and Surrounding Land Uses

The project site is located at in the center of the City near the intersection of Avalon Boulevard and E 220th Street. The following provides a summary of the site information:

Site Information	
Existing Land Use	General Commercial
Existing Zoning District	CG (Commercial, General)
Site Size	0.92 acres
Present Use and Development	Existing McDonald's Restaurant
Surrounding Uses/Zoning	North: Mixed-Use-Residential uses, vacant lot, zoned MU-CS South: General Commercial, zoned CG East: Single Family Residential uses, zoned RS West: Avalon Blvd, commercial uses, zoned CG-D
Access	Ingress/Egress: Avalon Boulevard

Public Safety Issues

None

IV. Analysis

Use

The property is currently developed with a 5,057-square-foot McDonald's Restaurant building with a drive-thru. The restaurant offers an interior play area and is open daily from 4:00 am to 2:00 am.

Site Plan

The existing restaurant building sits adjacent to Avalon Boulevard. The drive-thru lane and parking areas will not be altered by the proposed remodel.

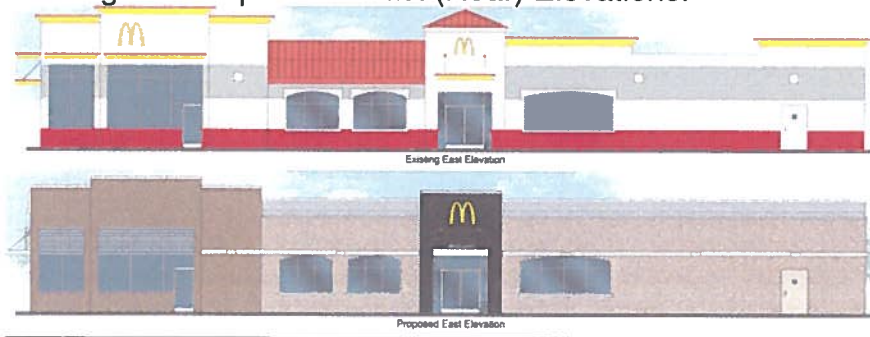


Building and Architecture

The proposed project includes several changes to the façade, including new paint, new aluminum trellis and corrugated metal parapet bands and caps. The canopies minimize the building's vertical appearance, enhance the pedestrian scale, and provide visual continuity along the exterior building faces. The main entry will have a white aluminum canopy and the existing entry pyramid hip roof cap will be removed and replaced with a flat parapet aluminum cap. The interior will be remodeled with new dining seating areas and restroom reconfiguration to comply with current ADA standards.

In an effort to enhance the façade design, staff recommends the incorporation of a contrasting base color/material such as stone (Condition of Approval No. 15).

Existing and Proposed – East (Rear) Elevations:



Existing and Proposed – West (Front) Elevations:



Existing and Proposed – South (Side) and North (Side) Elevations:



Landscaping

The existing site landscaping consists of a variety of trees, shrubs and lawn. Though landscape planters existing along the south and eastern property boundaries, only a few trees exist to help screen the site from the adjacent residential neighborhood. Otherwise, the landscaping is well maintained. Though the landscaping is well maintained, it does not adequately screen the visual impacts of idling vehicles waiting in the drive-thru lane from the public right-of-way.

Staff recommends enhancing the existing landscaping by screening the drive-thru lane from the street with an all-plant wall that extends a minimum height of 42 inches from the base of the drive thru lane.

In addition, Staff recommends that additional trees be planted at a ratio of one tree for every six parking spaces to help screen the site from the adjacent neighborhood, enhance site aesthetics and increase parking lot shading (Condition of Approval No. 25).

Walls/Fences

On the north property line there is an existing four (4) foot high wrought iron fence with masonry base and block columns that is in disrepair and falling over with parts of fence missing (Condition of Approval No. 21).

Staff recommends that the existing fence be repaired and the missing areas be completed.

Access/Parking/Sidewalk

Access to the site is available via two driveways on Avalon Boulevard. The project is developed with fifty-six (56) parking spaces exceeding the Carson Municipal code requirements by five (5) parking spaces.

The concrete sidewalk fronting McDonald's currently is lifted in several areas of the pedestrian walking path and may cause a safety hazard to the public walking to the McDonald's restaurant.

Staff recommends that the sidewalk concrete lifted areas be repaired within three (3) months of project approval to remove the safety hazard.

Development Impact Fees

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments to pay for impacts of a project on the City's infrastructure. Projects with existing buildings are exempt from this proposed fee. Since this project is proposed within the existing McDonald's building, the project is exempt from DIF.

I. Zoning and General Plan Consistency

The McDonald's was constructed with a General Plan Land Use designation of General Commercial and it remains consistent with the surrounding Commercial uses.

V. Environmental Review

The proposed project is exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption (CE) Section 15301 (a), Class 1 for Existing Facilities.

VI. Recommendation

That the Planning Commission:

- **WAIVE** further reading;

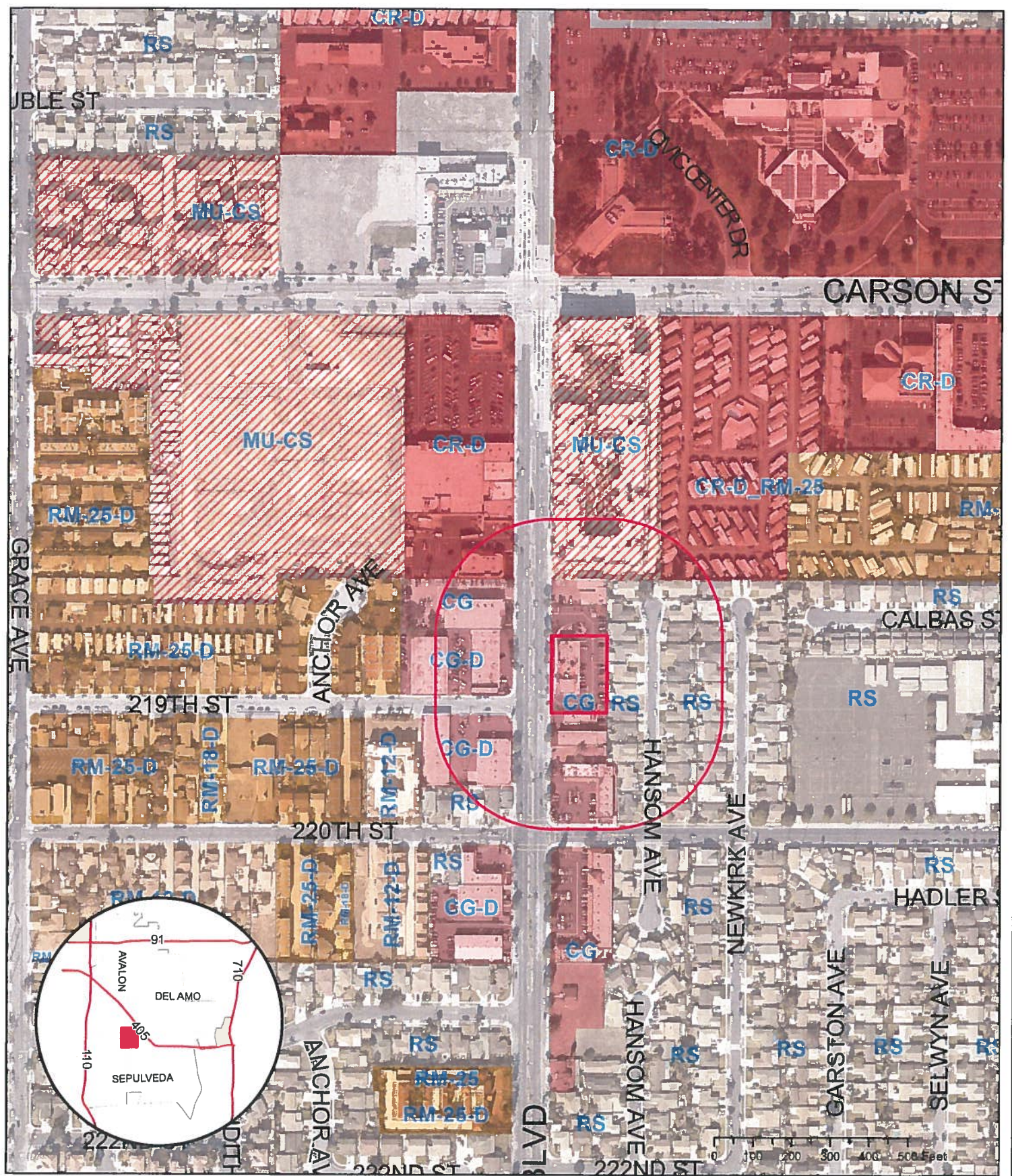
APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and

- **ADOPT** Resolution No. 17-, "A Resolution approving Design Overlay Review No. 1644-17 to remodel the exterior of an existing 5,057-square-foot McDonald's Restaurant along with associated site improvements located at 21836 Avalon Boulevard."

VII. Exhibits

1. Zoning Map
2. Resolution, Exhibit "A" and Conditions of Approval
3. Site Plan, floor plan and building elevations
4. May 14, 2002 Staff report, Resolution, Conditions

Prepared by: Zak Gonzalez II, Associate Planner



City of Carson
 300 Foot Radius Map
 21836 Avalon Blvd

EXHIBIT NO. 1 -



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1644-17 TO REMODEL THE EXTERIOR OF AN EXISTING 5,057-SQUARE-FOOT MCDONALD'S RESTAURANT ALONG WITH ASSOCIATED SITE IMPROVEMENTS LOCATED AT 21836 S. AVALON BOULEVARD

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, Core States Group, on behalf of the property owner, McDonald's USA, LLC, with respect to real property located at 21836 S. Avalon Boulevard and described in Exhibit "A" attached hereto, requesting approval to remodel an existing McDonald's restaurant located at 21836 S. Avalon Boulevard. The request includes:

- Design Overlay Review No. 1644-17 to remodel the exterior of an existing 5,057-square-foot McDonald's Restaurant along with associated site improvements on a 0.92 acre site zoned CG (Commercial, General). The exterior remodel will consist of new paint scheme, new corrugated metal parapet, trellis/canopy system, new brand wall treatment/LED lighting, landscaping, and new building base material.

A Planning Commission meeting was duly held on July 11, 2017, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. With respect to the Design Overlay Review the Planning Commission finds that:

- a) The proposed use and development will be consistent with the General Plan Land Use Designation of General Commercial.
- b) The proposed remodel will be compatible with the architecture, design of existing and anticipated development in the vicinity including landscaping, land coverage, scale of the structure and open spaces relative to a harmonious and attractive development of the area.
- c) There will be convenience and safety of circulation for pedestrians and vehicles. The McDonald's restaurant continues to have two (2) points of access along Avalon Boulevard.
- d) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

EXHIBIT NO. 1-

Section 4. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is deemed Categorically Exempt from CEQA as per Section 15332. IN-FILL DEVELOPMENT PROJECTS (a) , Class 32.

Section 5. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1644-17 for the remodel of an existing McDonald's restaurant with 5,057-square-feet 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.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JULY, 2017

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL A (APN: 7332-002-048):

THE SOUTH 75 FEET OF THE NORTH 145 FEET OF LOT 35, TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ANY PORTION LYING WITHIN THE LINES OF TRACT NO. 26121, AS PER MAP RECORDED IN BOOK 682, PAGE 100 OF MAPS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL NO. 19-43 IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 860,106, A CERTIFIED COPY OF WHICH WAS RECORDED ON OCTOBER 22, 1968 AS INSTRUMENT NO. 3368, IN BOOK D-4171, PAGE 746 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE WEST 15 FEET OF SAID LOTS 35 AND 36, ANY INTEREST WHICH PASSED TO THE COUNTY OF LOS ANGELES, BY THE FINAL DECREE OF CONDEMNATION ABOVE REFERRED TO.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS AND ANY OTHER SUBSTANCES AT THIS TIME KNOWN OR UNKNOWN FROM AND BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY AND THE FURTHER EXCLUSIVE RIGHT TO DEVELOP, OPERATE, PRODUCE AND EXTRACT ALL OF THE AFORESAID EXCEPTED ITEMS, WITHOUT RIGHT OF SURFACE ENTRY FOR SAID DEVELOPMENT, OPERATION, PRODUCTION OR EXTRACTION THEREOF, AS RESERVED IN THE DEED FROM CLEVELAND WRECKING COMPANY OF CINCINNATI, A DELAWARE CORPORATION, RECORDED APRIL 28, 1961 AS INSTRUMENT NO. 2315, IN BOOK D-1204, PAGE 565 OF OFFICIAL RECORDS.

SAID PARCEL IS ALSO SHOWN AS A PORTION OF PARCEL 1 OF PARCEL MAP NO. 1686, IN THE CITY OF CARSON, AS PER MAP FILED IN BOOK 25, PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS FURTHER DESCRIBED AS PARCEL A OF LOT LINE ADJUSTMENT NO. 172-02, RECORDED FEBRUARY 13, 2003 AS INSTRUMENT NO. 03-0441047 OF OFFICIAL RECORDS.

PARCEL B (APN: 7332-002-050):

LOT 36 AND THE NORTHERLY 14.91 FEET OF LOT 35, BOTH OF TRACT NO. 2982, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 145 FEET OF LOT 36.

ALSO EXCEPT THEREFROM ANY PORTION LYING WITHIN THE LINES OF TRACT NO. 26121, AS PER MAP RECORDED IN BOOK 682, PAGE 100 OF MAPS.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCEL NO. 19-43 IN THE FINAL DECREE OF CONDEMNATION, ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO.

EXHIBIT A
(Continued)

860,106, A CERTIFIED COPY OF WHICH WAS RECORDED ON OCTOBER 22, 1968 AS INSTRUMENT NO. 3368, IN BOOK D-4171, PAGE 746 OF OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND WITHIN THE WEST 15 FEET OF SAID LOTS 35 AND 36, ANY INTEREST WHICH PASSED TO THE COUNTY OF LOS ANGELES, BY THE FINAL DECREE OF CONDEMNATION ABOVE REFERRED TO.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS AND ANY OTHER SUBSTANCES AT THIS TIME KNOWN OR UNKNOWN FROM AND BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID REAL PROPERTY AND THE FURTHER EXCLUSIVE RIGHT TO DEVELOP, OPERATE, PRODUCE AND EXTRACT ALL OF THE AFORESAID EXCEPTED ITEMS, WITHOUT RIGHT OF SURFACE ENTRY FOR SAID DEVELOPMENT, OPERATION, PRODUCTION OR EXTRACTION THEREOF, AS RESERVED IN THE DEED FROM CLEVELAND WRECKING COMPANY OF CINCINNATI, A DELAWARE CORPORATION, RECORDED APRIL 28, 1961 AS INSTRUMENT NO. 2315, IN BOOK D-1204, PAGE 565 OF OFFICIAL RECORDS.

SAID PARCEL IS ALSO SHOWN AS A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 1686, IN THE CITY OF CARSON, AS PER MAP FILED IN BOOK 25, PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID LAND IS FURTHER DESCRIBED AS PARCEL B OF LOT LINE ADJUSTMENT NO. 172-02, RECORDED FEBRUARY 13, 2003 AS INSTRUMENT NO. 03-0441047 OF OFFICIAL RECORDS.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY NO. 1644-17

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1644-17 is not issued within one year of their effective date of approval, 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. 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.
13. 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 the Parties 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

14. Exterior building elevations showing building wall materials, roof types, exterior colors and appropriate vertical dimensions shall be included in the development construction drawings.
15. **The applicant shall provide revised elevations for Planning Division's review and approval to add new contrasting base color/material such as stone.**
16. All exterior roof-top mechanical, heating and air conditioning equipment and appurtenances thereof, shall be completely screened from public view by parapet walls that are architecturally treated so as to be consistent with the building. The construction plans shall include appropriate elevations and cross section drawings demonstrating how such equipment is to be screened from public view (include dimensions, materials and colors).
17. At building corners where conditions exist that would allow the public to view the back interior side of parapet walls resulting from change in parapet height the raised parapet area shall be constructed so as to be a full three dimensional four sided element of the building to the satisfaction of the Planning Division.
18. 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.)
19. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
20. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALL

21. **Prior to the issuance of a building permit a Wall and Fence Plan shall be reviewed and approved by the Planning and Building Divisions for the north side of the property to repair, replace and install missing wrought iron wall/fence section. The plans shall indicate materials colors and height of proposed and existing walls fences and shall include a cross section of walls fences indicating adjacent grades.**

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 working, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
24. The proposed irrigation system shall include best water conservation practices.
25. **Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division. The plans shall be prepared by a licensed landscape architect and show new 24-inch box trees approximately every 6 parking spaces and planted within the approximate 4-foot planter area located between the parking spaces and the existing masonry block wall along the eastern boundary. Additional trees shall be planted along the northern boundary adjacent to the wrought iron fence. The drive-thru lane shall be screened from the street with an all-plant wall that extends a minimum height of 42 inches from the base of the drive thru lane.**
26. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
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. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
29. Exterior lights shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on an adjoining site.
30. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 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.
32. The hours of operation shall be 24-hours a day M-Sunday.

PARKING

33. All driveways shall remain clear. No encroachment into driveways shall be permitted.

BUILDING AND SAFETY DIVISION

34. Submit development plans for plan check review and approval.



35. Obtain all appropriate building permits and an approved final inspection for the proposed project.
36. Prior to issuance of building permit, 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

37. 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.
38. A construction permit is required for any work to be done in the public right-of-way.

Prior to Issuance of Building Permit

39. 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.
40. A construction permit is required for any work to be done in the public right-of-way.
41. 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.
42. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
43. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

Prior to Issuance of Certificate of Occupancy

44. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

BUSINESS LICENSE



All parties involved in the subject project 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.





McDonald's USA - Southern California Region
3800 Kilroy Airport Way, Ste 200
Long Beach CA 90806
(562) 753-2027

June 8, 2017

RE: Statement of Operations Letter- McDonald's Remodel

To Whom It May Concern:

This restaurant is a part of a Southern California remodel initiative to update the exterior façade of the building as well as the interior customer areas. The restaurant is a 24 hour location. There are typically 16 employees per shift. The exterior scope of work will include new brand wall configurations, new canopy/trellis system, new LED lighting, new corrugated metal at the parapet and a new paint scheme. The interior scope of work will include restroom reconfiguration to comply with current ADA standards, new customer front counter area, new dining room seating and new LED light fixtures in the dining room and restrooms.

Construction is an estimated 8-week timeline from 8/15/2017 – 10/6/2017. Existing security alarm and camera system is existing to remain.

The application and permitting of the project at the following location:

21836 Avalon Blvd. Carson, CA

Signed,

Scott Wilkeson

Area Construction Manager

McDonald's USA, LLC

EXHIBIT NO. 3 -





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 14, 2002

SUBJECT: Design Overlay Review No. 765-01

APPLICANT: McDonald's Corporation
21300 Victory Boulevard
Woodland Hills, CA 91367

REPRESENTATIVE: Celso Martinez
3712 Fairman Street
Lakewood, CA 90712

REQUEST: To demolish an existing drive-through restaurant and construct a 4,786 square foot drive-through and sit down McDonald's fast food restaurant in the CG (Commercial, General) zone district.

PROPERTY INVOLVED: 21836 South Avalon Boulevard

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
✓		Cannon - Chairman	✓		Diaz
✓		Park - Vice-Chairman	✓		Loyola
✓		Boggs	✓		Merton
✓		Brown	✓		Post
Absent		Cottrell			

EXHIBIT NO. 4 -



I. Introduction

The applicant, McDonald's Corporation, requests approval of a Site Plan Design Review for the demolition of an existing drive-through restaurant and the construction of a new, 4,786 square foot drive-through and sit down McDonald's restaurant. This site is in the CG (Commercial, General) zone district.

II. Background

The existing McDonald's restaurant was originally approved and constructed in 1970. The application for the proposed remodel was submitted on December 27, 2001.

III. Analysis

Project Description

The existing building is to be demolished, as are two driveways to Avalon Boulevard. A new driveway will be created to the south of the existing driveway. The parking area is to be reconfigured and the existing mature trees along Avalon Boulevard will be preserved. A new one-story restaurant and indoor play area with 4,786 square feet will be constructed along the western portion of the lot. The applicant proposes a stucco building with red tile finish along the base of all exterior walls. The roofline will consist of two different styles with a red mansard roof over the restaurant and a cornice over the indoor play area and main entryway. The building ranges from about 17' to about 22' in height. There are two public entrances along the east side of the building. Drought tolerant landscaping is proposed and a trash enclosure will be located near the northeast corner of the building. The parking lot will provide 59 parking spaces with 57 standard spaces and two spaces designated for disabled persons.

The existing 3,328 square foot drive-through restaurant and parking lot are located on two separate parcels. The applicant will be required as a condition of approval to merge the two lots prior to issuance of a Certificate of Occupancy.

The property designates the property for General Commercial uses. The surrounding land uses are indicated on Exhibit No. 1 and are as follows:

North: Private school

South: Retail building and tire shop

East: Single-family residential

West: Office/retail buildings

The property is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code. This section states that the project may

be approved by the Planning Commission only if the following findings can be made:

1. ***Compatibility with the General Plan, any specific plans for the area, and surrounding areas.***

The proposed use and development is consistent with the General Plan which designates the property for General Commercial development. Likewise, the proposed use would be consistent with the current surrounding uses, which are primarily retail services.

2. ***Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.***

The design and architecture of the proposed development partially conforms to all the applicable design standards of the City of Carson. The design is modern and the site layout will be compatible with the surrounding buildings in the area. The new layout will increase the distance of the building from the adjacent residences to the east and will relocate the drive-through to the western side of the building. Because the drive-through will be visible from Avalon Boulevard, the applicant has proposed to provide landscaping in the front yard setback to adequately screen the drive-through.

Although older, less decorative buildings do exist in this vicinity it is staff's opinion that new construction should strive to be consistent in design. Staff recommends that a condition of approval be included to require the applicant to redesign the western elevation of the building to make it consistent with other elevations of the building.

3. ***Convenience and safety of circulation for pedestrians and vehicles.***

The City's Traffic Engineer recommends approval of the design. The proposed design will provide adequate access via both a 26' wide existing driveway and a proposed 26' wide new driveway off Avalon Boulevard. However a condition of approval will be included so that any modification to existing driveways will also require modification to the street medians on Avalon Boulevard. Currently three driveways exist but two will be removed. The reorientation of the building will allow better on-site circulation by providing a longer queuing area on-site and will prevent cars from backing onto the street. The new proposal will also provide 20% more parking spaces than normally required for a drive-through restaurant.

4. ***Attractiveness, effectiveness and restraint in signing, graphics and color.***

The project features typical corporate McDonald's signs on the building and throughout the drive-through and play areas. Directional signs will also be provided. Building signs will be located on the northern, southern and western elevations. The existing pole sign will remain and will be refaced and the structure repainted. Staff believes the signs proposed will be effective, attractive, appropriately sized and in compliance with current sign requirements.

5. ***Conformance to any applicable design standards and guidelines, which have been adopted pursuant to Section 9172.15.***

No specific or general design standards have been adopted which would apply to this site, therefore this finding does not apply.

IV. **Environmental Review**

Because the proposal will consist of the replacement of an existing structure with a new structure of substantially the same size, purpose and capacity, staff has determined that the proposal is categorically exempt per Section 15302 of the California Environmental Quality Act (CEQA).

V. **Conclusion**

Based on the preceding discussions, it is the opinion of staff that the proposed project is consistent with the General Plan and meets the requirements set forth in the Carson Municipal Code for the approval of a Design Overlay Review. The design of the proposed project although interesting, proposes two different architectural styles. Therefore, conditions have been included to redesign those portions of the building visible from the public-right-of-way. Staff recommends that the Planning Commission grant approval of this project subject to conditions that will ensure consistency of building design.

VI. **Recommendation**

That the Planning Commission:

1. **APPROVE** Design Overlay Review No. 765-01, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
2. **WAIVE** further reading and **ADOPT** Resolution No. ____ entitled "A Resolution of the Planning Commission of the City of Carson approving Design Overlay Review No. 765-01."

VII. **Exhibits**

1. Land Use Map
2. Draft Resolution



3. Site Plan and Elevations

Prepared by: Max Castillo
Max Castillo, Assistant Planner

Reviewed by: Sharon W. Hightower
Sharon W. Hightower, Interim
Planning Manager

Approved by: Ann Marie Gallant
Ann Marie Gallant, General

Manager

MC/d76501p

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 02-1890

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING DESIGN OVERLAY REVIEW NO. 765-01**

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

Section 1. An application was duly filed by the applicant, McDonald's Corporation, with respect to real property located at 21836 Avalon Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 765-01.

A public hearing was duly held on May 14, 2002, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The proposed use and development is consistent with the General Plan which designates the property for General Commercial development. Likewise, the proposed use would be consistent with the current surrounding uses, which are primarily retail services.

b) The design and architecture of the proposed development partially conforms to all the applicable design standards of the City of Carson. The design is modern and the site layout will be compatible with the surrounding buildings in the area. Although older, less decorative buildings do exist in this vicinity new construction should strive to be consistent in design. This level of consistency is achievable with the redesign of the western elevation of the building.

c) The proposed design will provide adequate access via both a 26' wide existing driveway and a proposed 26' wide new driveway off Avalon Boulevard. The site provides no adverse pedestrian or vehicular concerns.

d) The project features typical corporate McDonald's signs on the building and throughout the drive-through and play areas. Building signs will be located on the northern, southern and western elevations. The existing pole sign will remain and will be refaced and the structure repainted. The signs proposed will be effective, attractive, appropriately sized and in compliance with current sign requirements.

Section 4. The Planning Commission further finds that because the proposal will consist of the replacement of an existing structure with a new structure of substantially the same size, purpose and capacity, a categorical exemption is required per Section 15302 of the California Environmental Quality Act (CEQA). The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment.

Section 5. Based on the aforementioned findings, the Commission hereby grants approval of Design Overlay Review No. 765-01 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.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF MAY, 2002.



CHAIRMAN

ATTEST:



SECRETARY

CITY OF CARSON
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 765-01

GENERAL CONDITIONS

1. If Design Overlay Review No. 765-01 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review by the Planning Commission.
5. 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.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit shall lapse, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. 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.

9. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Development Services Division a cashier's check or money order payable to the County Clerk in the amount of \$25.00 (twenty-five dollars) pursuant to AB 3185, Chapter 1706, Statutes of 1990, to enable the city to file the Notice of Determination required under Public Resources Code Section 21152 and 14 California. Code of Regulations 15075. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
10. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Determination and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$1,250 (one thousand two hundred fifty dollars) pursuant to AB 3158, Chapter 1706, Statutes of 1990. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.
11. 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.
12. 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.
13. Should the need arise to hire new employees, the applicant shall contact the Carson Job Clearing House, (310) 952-1737, Extension 1118, for consideration of qualified applicants.
14. The applicant shall merge the two lots into one lot and obtain approval of a lot merger prior to the issuance of a Certificate of Occupancy.

PARKING

15. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
16. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
17. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
18. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.

19. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
20. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
21. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
22. The site plan shall be amended to correctly reflect the required number of handicapped parking spaces.

LANDSCAPING/IRRIGATION

23. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Development Services Division prior to the issuance of any building permit.
24. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
25. 6" x 6" concrete curbs are required around all landscaped planter areas.
26. 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.
27. The applicant shall provide a minimum of 10 feet of landscaping along the front-yard setback.

GRAFFITI LANDSCAPING

28. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
29. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.)

UTILITIES

30. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9136.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
31. All roof-mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
32. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).

AESTHETICS

33. The elevation of the building along Avalon Boulevard shall be redesigned subject to approval by the Planning Division.
34. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.

SIGNS

35. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
36. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.
37. The applicant shall replace the pole sign with a monument sign, subject to approval by the Planning Division.

FENCES/WALLS

38. Perimeter walls shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.
39. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) of the Zoning Ordinance.

LIGHTING

40. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.

NOISE

41. The drive-through menu and order board with speaker shall be oriented parallel to the property line to ensure noise impacts are reduced upon adjacent properties to the east.

TRASH

42. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s). Vine planting is required around all walls of the trash enclosure except for the gate.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

43. Provide Fire Department and City approved building address numbers prior to occupancy.
44. The required fire flow for public fire hydrants at this location is 1750 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
45. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All hydrants shall be installed a minimum of 25' from a structure or protected by a two hour fire wall. Location as per map on file with this office.
46. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

47. Ensure compliance with current seismic mitigation codes.
48. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

49. The medians on Avalon Boulevard shall be modified to be consistent with any new proposed driveway locations subject to approval by the City Engineer.
50. The applicant shall repair any broken or damaged sidewalk, curb and gutter.
51. The applicant shall install any missing street trees along Avalon Boulevard.



52. The applicant shall obtain a construction permit for any work to be done in the public right of way.
53. The applicant shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan which includes those Best Management Practices necessary to control storm water pollution from construction activities and subsequent facility operations.
54. All infrastructure necessary to serve the proposed development (water, and sewer improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
55. Prior to issuance of a Building Permit, the following must be on file:
 - a. Construction bond as required for all work to be done within the public right of way.
 - b. Proof of Worker's Compensation and Liability Insurance.
56. Any improvement damaged during the construction shall be removed and reconstructed per City standards and to the satisfaction of the City Engineer.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

57. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

