

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-2083

**A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING APPROVAL TO THE REDEVELOPMENT
AGENCY OF DESIGN OVERLAY REVIEW NO. 935-06 FOR
THE CONSTRUCTION OF AN INDUSTRIAL BUILDING
LOCATED AT 2250 E. 220th STREET.**

**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, Watson Land Company, with respect to real property located at 2250 E. 220th Street and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 935-06 to develop a 102,000 square-foot industrial concrete tilt-up building on a 5.16 acre site. The site is designated for industrial purposes by the General Plan and is in the ML (Manufacturing, Light) zone district. The property is within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on July 11, 2006, at 6:30 P.M. at the Carson 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 site is designated by the General Plan for Light Industrial uses. The proposed use of the site for either a warehouse/distribution center, manufacturing facility, or office use is consistent with the policies of the Land Use Element of the General Plan. The redevelopment plan for the area anticipates light industrial uses such as business office parks, manufacturing facilities and warehousing and the project is consistent with these goals. The proposed project is consistent with the existing and anticipated light industrial uses in the surrounding area.

b) The proposed project is designed as a modern concrete tilt-up building that will be consistent with adjacent buildings in the area. Glass material on the north elevation facing the street primarily at the main entrance, but is also included on the south and east elevations, and the corners of the west elevation. The building will be painted earth-tone colors and includes architectural features such as horizontal and vertical reveals, parapet returns, and a curved metal canopy at the main entrance. Landscaping will be provided along 220th Street, within parking areas, and along the rear perimeter.

c) The proposed project meets all applicable design standards and guidelines of the Carson Municipal Code, including vehicle and truck parking, maneuverability, height, and setbacks. Truck loading areas are located so that they do not face the public street or the 405 Freeway directly.

d) Vehicular ingress and egress will be provided on 220th Street. Regional access is provided from the 405 Freeway to the south. Access to the 405 Freeway is available one-half mile to the west via Wilmington Boulevard and one mile to the east via Carson Street and

Alameda Street. The proposed project has been reviewed by the City Traffic Engineer and no significant impacts are expected with implementation of mitigation measures.

e) The proposed project will comply with all requirements of the Public Works Division and the City Engineer.

f) Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.

g) Signs will comply with the sign requirements described in the Carson Municipal Code and will be reviewed and approved by the Planning Division.

h) The private driveway meets the Fire Department and City's requirements for access and driveway width. There will be adequate water supply for fire protection. The Fire Department has reviewed the project for adequate driveway access, fire hydrants, and fire flow.

Section 4. Based on the Initial Study, the Planning Commission further finds that the proposed project on 5.16 acres will not have a significant effect on the environment. The property is located in a developed industrial area that is appropriate for such use. The proposed project is compatible with existing industrial uses in the area and meets or exceeds all City standards for protection of the environment. Therefore, a Mitigated Negative Declaration has been prepared pursuant to California Public Resources Code Section 15070.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Tentative Tract Map No. 065504, and recommends approval of Design Overlay Review No. 923-05 to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Mitigated Negative Declaration.

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, 2006.

CHAIRMAN

ATTEST:

SECRETARY