

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF CARSON RECOMMENDING APPROVAL OF DESIGN  
OVERLAY REVIEW NO. 914-05 TO THE REDEVELOPMENT  
PROJECT AGENCY**

**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, Nick Capriotti (Shook Building Systems), with respect to real property located at 16801 Main Street and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) to construct an approximate 13,200 square foot office and warehouse building on an approximate 1 acre parcel in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area 1.

A public hearing was duly held on January 10, 2006 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.** Pursuant to Section 9172.23(D), "Site Plan and Design Review – Approving Authority Findings and Decision" of the Carson Municipal Code, the Planning Commission finds that:

- a) The proposed project is in conformance with the General Plan which designates the subject property for Heavy Industrial uses. The project site is within Redevelopment Project Area 1. This project adheres to the goals and objectives of the Land Use Element of the General Plan and those set forth in Redevelopment Project Area 1 by improving the appearance of Carson in that it effectively develops underutilized and vacant property which detracts from a positive public image of the City. The subject property is zoned MH (Manufacturing, Heavy) which is consistent with the General Plan Land Use designation;
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area. Implementation of the proposed landscaping and parking as shown on Exhibit "C-1" and "D-1" would enhance the aesthetics of the project and provide adequate and safe vehicle (automobile and truck) traffic circulation on the subject site;

- c) The project will provide 24 parking spaces total, including 23 standard spaces and one (1) handicapped space. Vehicular ingress and egress is via Main Street and 168<sup>th</sup> Street. Main Street is a major arterial capable of handling the vehicular trips generated by the proposed project. Adequate access is given to the proposed parking areas and circulation on the subject property and adjacent public streets will not be adversely impacted;
- d) Business signs shall be reviewed and approved by the Planning Division. There is adequate space for signage on the subject building, and the conceptual sign locations, as proposed, conform to all applicable zoning code requirements pertaining to signage; and
- e) The proposed project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.

**Section 4.** The Planning Commission further finds that the new warehouse/office building will not have a significant effect on the environment. Pursuant to the California Environmental Quality Act (CEQA) staff has prepared an Initial Study for the project and determined that it will not create significant impacts on the surrounding environment. Therefore, a Negative Declaration was prepared and the request for comments was given with the public hearing notice for this project.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 914-05 to the Redevelopment Project Agency with respect to the real 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 10<sup>th</sup> DAY OF JANUARY, 2006**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**