

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1262-08 FOR A FAÇADE REMODEL AND RECOMMENDING APPROVAL OF A TEXT AMENDMENT TO SECTION 9138.15 OF THE CARSON MUNICIPAL CODE TO ALLOW FOR THE SALE OF USED AUTOMOBILES AS A PRIMARY USE WITHIN THE CA (COMMERCIAL, AUTOMOTIVE) ZONE DISTRICT, AND APPROVING CONDITIONAL USE PERMIT NO. 690-08 TO CONDUCT SUCH SALES, SHOULD THE CODE AMENDMENT BE APPROVED, ON A SITE ZONED CA (COMMERCIAL, AUTOMOTIVE) LOCATED AT 21212 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, Sonic Automotive, with respect to real property located at 21212 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of a façade remodel and related sign, landscaping, parking area, and general improvements to the former Don Kott Ford/Lincoln/Mercury automobile dealership. Also, the applicant is requesting approval of an Ordinance Amendment to Section 9138.15 of the Carson Municipal Code and conditional use permit to permit the sale of previously-owned ("used") vehicles as a primary use in the CA (Commercial, Automotive) zone district.

A public hearing was duly held on February 26, 2008, 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 subject property is zoned CA (Commercial, Automotive) and has a General Plan Land Use designation of RC (Regional Commercial), which is consistent with the zoning designation. The proposed use is currently not permitted within the zone, thus the requests for a conditional use permit authorization and text amendment. Surrounding uses include automobile dealerships, a convenience store, a mobile home park, and a government office. The subject property has only one adjacent neighbor, a car dealership. The proposed use is compatible with the General Plan and surrounding uses.
- b) Through the proposed façade improvements, the applicant intends to modernize the main sales building's appearance to be compatible with newer development in the vicinity. Landscape setbacks along Avalon Boulevard and 213th Street will be increased from five feet to ten feet, consistent with current standards. The subject property is adjacent to a commercially-zoned property which is compatible with the proposed use. The scale and appearance of the structures, as well as the large percentage of open space on the property contribute to a harmonious and attractive development of the area.

- c) The subject property is located on a corner lot at the intersection a major and local street. Adequate ingress and egress is accommodated on the site by virtue of three driveways from 213th Street and two along Avalon Blvd. Pedestrians accessing the site from the public right-of-way can enter along designated pedestrian paths that lead to the sales building. The site layout is provides for safe and effective vehicular and pedestrian access.
- e) The façade of the main sales building will be modernized by removal of the clay tile mansard. Fresh paint will adorn the main sales buildings and new signs are to be installed on the fascia board of the sales buildings. The former pole sign at the southwest corner has been removed and will be replaced with a monument sign, colored and textured to match the style of the building's front elevation. A new, 25-foot high pole sign will be installed near the first driveway north of 213th Street. The use of contemporary materials and limited numbers of colors contribute to an attractive, restrained, and effective graphic, color, and sign presentation.
- f) Vehicle sales account for a significant percentage of sales tax revenue for the city. The 11-acre subject site was formerly occupied by the Don Kott Ford, Lincoln and Mercury automobile dealerships, which were major contributors to the sales tax base in the city. The subject site is currently vacant and underutilized, resulting in a substantial loss of sales tax revenue to the city. The applicant's projections for used automobile sales at the subject site meet or exceed past sales performance of new automobiles at the subject site. By doing so, the applicant will facilitate filling a void in the city's current sales tax base by providing new sources of tax revenue.

Section 4. The Planning Commission further finds that the proposed development will not have a significant effect on the environment. The proposed use does not significantly alter the existing development on the subject site and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under CEQA Guidelines.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1262-08 and Conditional Use Permit No. 690-08, and recommends approval of a Text Amendment to Section 9138.15 of the Carson Municipal Code to City Council, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

Section 6. The Secretary shall certify the adoption of this 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 26th DAY OF FEBRUARY, 2008.

CHAIRMAN

ATTEST:

SECRETARY