

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING VARIANCE NO. 470-05 FOR
THE PROPERTY LOCATED AT 21300 S. WILMINGTON
AVENUE.**

**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, Roadway Express, Inc., with respect to real property located at 21300 S. Wilmington Avenue, and described in Exhibit "A" attached hereto, requesting the approval of Variance No. 470-05. The variance request is for Sections 9146.29(K) and 9162.52(B)(1) of the Carson Municipal Code (CMC), which requires not less than 10 feet in width of landscaping to screen a parking area, and Section 9162.62(B)(2) of the CMC, which requires that truck loading facilities, maneuvering areas, and parking spaces be screened from public view by landscaping. The variance is being requested in order to allow trucks to encroach into the front yard landscaping, eliminate truck screening, and allow an existing fence to be located along the northern property line on 213th Street east of the main entrance. The subject property is 7.8 acres in size and located in the MH (Manufacturing, Heavy) zone.

A Planning Commission meeting was duly held on October 24, and November 14, 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. The Planning Commission finds that:

- a) The shape of the subject property is not perfectly rectangular, thus, creating an undue hardship on the property owner;
- b) Other properties in the immediate area share the same condition as the subject property with respect to a lack of screening.
- c) Conditions have been included to require the chain link fence to be replaced with wrought iron and additional landscape materials to provide additional screening of the truck parking area from public view. The applicant proposes wrought iron for other locations abutting 213th Street and Wilmington Avenue. The extension of the wrought iron along the entire 213th Street frontage will provide for a more consistent and attractive fencing.

Section 4. Pursuant to Section 15311, Accessory Structures, of the California Environmental Quality Act (CEQA) Guidelines, the location of a fence along the northern property line on an industrial property and a variance request for screening purposes will not create a significant environmental impact and is categorically exempt under CEQA.

Section 5. Based on the aforementioned findings, the Commission hereby approves Variance No. 470-05 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 November, 2006.

CHAIRMAN

ATTEST:

SECRETARY