

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON  
APPROVING VARIANCE NO. 483-06 AND RECOMMENDING APPROVAL OF  
DESIGN OVERLAY REVIEW NO. 969-06 TO THE CARSON REDEVELOPMENT  
AGENCY**

**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, Continental Properties, represented by Jon DeLangis, with respect to real property located at 414 West 164<sup>th</sup> Street, and described in Exhibit "A" attached hereto, recommending approval of a Site Plan and Design Review (DOR 969-06) to the Carson Redevelopment Agency to construct a 7,595 square foot industrial building in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1. A variance is requested from Section 9162.52 – Landscaping Requirements – for a reduced front yard setback.

A public hearing was duly held on February 27, 2007, 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 General Plan designates the property as Light Manufacturing with which the proposed use is compatible. The proposed industrial building will be complementary to the surrounding industrial uses and will be appropriate for the subject property;
- b) The project will be 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;
- c) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the existing use and development. The surrounding land uses are primarily industrial uses and the proposed industrial building is compatible with these uses. The site is 0.3 acres in area, flat and located in an industrial area;
- d) The proposed industrial building will not alter the off-street parking requirements significantly and the required number of parking spaces will be provided. Circulation on the adjacent public streets will not be adversely impacted and

mitigation measures have been included as conditions of approval to impacts on circulation. The property owner will provide a 10 foot dedication for the subject property and the adjoining property to the east in order to facilitate widening of 164<sup>th</sup> Street by the City of Carson at a future date;

- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign;
- f) The proposed industrial building meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore all of the required findings pursuant to Section 9172.23(d), "Site Plan and Design Review, Approval Authority and Findings and Decision" can be made in the affirmative.
- g) A variance for the front yard setback is appropriate insofar as the property is rather small (approximately 14,274 square feet) making development on the property difficult as compared with other industrially-zoned properties. A 10 foot dedication of the property for street widening will further reduce the size of the property and limit building size, the number of parking spaces and landscaping. In addition, the location and size of the proposed building would create a consistent building frontage with the property to the east that will improve the overall appearance of the area.
- h) Pursuant to the Redevelopment Plan for the Redevelopment Project Area No. 1, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible industrial operation and improvement to the site, the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.

**Section 4.** The Planning Commission further finds the proposed use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. The proposed industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Variance No. 483-06 and recommends approval of Design Overlay Review No. 969-06 to the Carson Redevelopment Agency with respect to the properties 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 27<sup>th</sup> DAY OF FEBRUARY, 2007**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**