

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 966-06 AND CONDITIONAL USE PERMIT NO. 636-06 TO CONSTRUCT A CONVENIENCE STORE WITH ALCOHOL SALES INTENDED FOR OFF-SITE CONSUMPTION AND A MISCELLANEOUS PETROLEUM OUTLET LOCATED AT 1881 E. DEL AMO BOULEVARD.

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, Fred Fiedler and Associates, with respect to real property located at 1881 E. Del Amo Boulevard and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) and Conditional Use Permit to construct a new 2,422 square foot, 7-Eleven convenience store with alcohol sales for off-site consumption and a miscellaneous petroleum outlet with six two-pump fueling dispensers that will operate 24 hours a day, seven days a week. A Conditional Use Permit is required for a license that will allow for the sale of beer and wine beverages intended for off-site consumption. The subject property has a General Plan designation of GC (General Commercial) and is zoned CG (Commercial, General).

A public hearing was duly held on February 13, February 27, March 13, April 10, May 22, June 12, and June 26, 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. Pursuant to Section 9172.23(D), "Site Plan and Design Review – Approving Authority Findings and Decision", the Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. This project adheres to the goals and objectives of the Land Use Element of the General Plan by improving the appearance of Carson through development of an otherwise vacant lot at the major intersection of Del Amo Boulevard and Wilmington Avenue. There is no specific plan for this area.
- b) The building is one-story and will be stuccoed a beige color with decorative tile veneer along the base. Reveals are shown on the proposed elevations, along with decorative parapets raised approximately eight inches from the roofline. Trellises and vines will be placed along the rear (west) elevation to provide coverage, aesthetic value, and help to deter graffiti. The entryway and front relief is all glass for the first eight feet from the ground with two main entry doors. The canopy structure supports will be treated with the same stucco, paint and veneer tiles found on the main building, as well as arched guards

protecting the canopy supports and fuel dispensing machines. The project is appropriate in design and architecture for the immediate area and is compatible with existing development in the vicinity. The proposed landscaping, design features, and site layout help to enhance the surrounding aesthetics and provides features relative to a harmonious and attractive development of the area.

- c) The project will provide a total of 14 parking spaces, including 13 standard spaces and one handicapped space. Ten spaces are located in front of the convenience store and four are located along the east property line of the subject property along Wilmington Avenue. Vehicular ingress and egress is provided by four driveways, two of which are located on Wilmington Avenue and two along Del Amo Boulevard. Regional access comes from the east via the 710 Freeway, and the south via the 405 Freeway. The property is located at a major intersection designed for the capacity of and capable of handling the vehicular trips generated by the proposed project. Adequate access is given to proposed parking areas and circulation on the subject property and adjacent public streets will not be adversely impacted. The development plans include a dedication area of 14.5 feet in width along the Wilmington Avenue frontage, which will provide for a future right turn lane and sidewalk, to be constructed in the future at the city's discretion.
- d) The proposed monument sign to be located at the southeastern corner of the subject property will be stuccoed and painted to match the proposed building and is designed with the same architectural features (reveals and decorative cap). Above the eight foot tall glass section along the front elevation is a 35-foot by 3-foot 7-Eleven sign, including the logo/icon. A similar sign, but half the width, is proposed for the south elevation that faces Del Amo Boulevard. One 3-foot by 3-foot 7-Eleven logo/icon sign is proposed for the rear (west) elevation. There is adequate space for signage on the subject property and the proposed signage conforms to all applicable zoning code requirements pertaining to signs in the CG (Commercial, General) zone.
- e) The project conforms to any applicable design standards and guidelines that have been pursuant to Section 9138.14, and adopted pursuant to Section 9172.15 of the Carson Municipal Code. There are currently no design guidelines applicable to the area, including the subject property.

Section 4. Pursuant to CMC Section 9131.1, a conditional use permit is required for the issuance of a license to sell beer and wine beverages intended for off-site consumption. Pursuant to Section 9172.21(D), Conditional Use Permit – Commission Findings and Decision, and Section 9138.5, Alcoholic Beverage Sales and Service, the Planning Commission finds that:

- a) The proposed license to sell beer and wine beverages intended for off-site consumption is consistent with the General Plan Land Use Designation of General Commercial and the CG (Commercial, General) zone, which are intended to

provide for a full range of commercial uses which are acceptable within the community.

- b) The size of the site is adequate to support the proposed use. The site will be fairly flat and triangular-shaped. The topography, size, shape, location, utilities will not have a bearing on the proposed license to sell beer and wine beverages intended for off-site consumption.
- c) The proposed license to sell beer and wine beverages intended for off-site consumption will not have a bearing on street access and traffic capacity for the subject property.
- d) The proposed license to sell beer and wine beverages intended for off-site consumption will not have a bearing on adequate water supply for fire protection for the subject property.
- e) Surrounding uses include: residential, single-family homes to the west and north, which are located opposite a seldom-used railroad track (also zoned CG), approximately 40-feet in width that is adjacent to the subject property; warehouse/retail uses to the east, across Wilmington Avenue; and the Shell Oil Company's tank farm and distribution facility to the south across Del Amo Boulevard. The proposed use is compatible with the area, in terms of its service to the community, and fits in the intended character of the area. Extensive landscaping will be placed along the perimeter of the property, as well adjacent to the west of the proposed convenience store.
- f) The beer and wine beverage sales are intended as an incidental use to the primary convenience store and fueling services proposed for this project. The subject property is located more than 300 feet from any school or park, measured from lot line to lot line, and current records indicate that the total number of licenses permitting the sale of beer and wine beverages intended for off-site consumption is 51, which is well below the threshold limit of 70 off-sale businesses allowed in the City at any one time.
- g) The possible hazards to the surrounding area, considering the project site's proximity to residences, and the cumulative and interactive effects upon the environment and public safety resulting from the interrelation, magnitude and intensity of other activities in the area were considered during the review period and as part of the CEQA initial study process. It has been determined that possible hazards and other negative effects arising from the proposed project will have a minimal effect on the surrounding environment.

Section 5. The Planning Commission further finds that the new automobile gasoline sales and convenience store will not have a significant effect on the environment and as such, a Negative Declaration has been prepared pursuant to Section 15070 of the California Environmental Quality Act.

Section 6. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 966-06 and Conditional Use Permit No. 636-06 with respect to the real property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 JUNE, 2007.

CHAIRMAN

ATTEST:

SECRETARY