

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. 983-07 TO THE CITY OF CARSON REDEVELOPMENT AGENCY, FOR CONSTRUCTION OF AN 8,100 SQUARE-FOOT, MULTI-TENANT RETAIL BUILDING LOCATED AT 441 WEST VICTORIA STREET.

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, John Chipman, with respect to real property located at 441 West Victoria Street and described in Exhibit "A" attached hereto, requesting approval of a Site Plan and Design Review (DOR) to construct a new 8,100 square foot, multi-tenant, attached retail/commercial center, called "Carson Grove", on an approximately one-acre lot. The subject property has a General Plan designation of LI (Light Industrial) and is zoned ML (Manufacturing, Light).

A public hearing was duly held on July 10, 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 Victoria Street and Figueroa Street. There is no specific plan for this area;
- b) The proposed project meets the goals and objectives of Redevelopment Project Area No. 1 by development and diversifying its economic base, increasing employment opportunities, and eliminating and preventing the spread of blight within the Project Area;
- c) The 8,100 square-foot, one-story building will be located on the northwestern corner of the property. The tenant spaces are intended for retail, commercial, and restaurant uses. The landscaping is sufficient to meet the interior landscaping requirement of five percent of the total parking area, excluding required setback areas. The building will be painted a beige-colored, plastered, with a sand float finish. Decorative flagstone is proposed for the columnar elements that front each major tenant space. Score lines, accent tiles, and decorative painted metal grilles complement the building façade. Atop each

major tenant space there are parapets, approximately three-feet in height, with plaster finish cornices. A wrought-iron gate is proposed for the western entrance off of Figueroa Street to the service area behind the building. A new six-foot high, concrete-masonry unit, block wall, plastered and painted to match the new building, is proposed for the north property line. Enhanced paving material will be used for the walkways in front of the building. Colored and/or stamped concrete will be used for the driveway entrances. The proposed project will be compatible with existing and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious development.

- d) The subject site is currently vacant. The proposed project will be entirely new, including paving, striping, and pedestrian walkways. As such, it is required to be compliant with the newest applicable building and zoning codes related to convenience and safety for pedestrians and vehicles. The applicant proposes 64 parking spaces, 10 of which are shared with the pet cemetery, which is adjacent to the north of the subject lot. The easternmost, approximately 40-feet of the subject property is comprised of an access easement for ingress and egress to the pet cemetery. The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, loading/access areas, driveway and parking space widths, pedestrian walkways, and traffic-friendly landscaping which helps screen parked cars while not obstructing the view of the building.

- f) The applicant is proposing a master sign program for this project, the intent of which is to provide consistent and harmonious criteria for sign development and tenant space attraction. Rules regarding maintenance, approvals, compliance requirements, design standards and prohibited signs are included in the master sign program. All tenant signs will be comprised of internally illuminated channel letters which will project 5½ inches from the wall. Nationally recognized logos will be reviewed and approved by property management on a case-by-case basis, but will still be required to meet dimension criteria. An illuminated monument sign, 6½ feet in height by 9½ feet in width, is proposed for the southwest corner of the subject property. The monument sign's colors, materials, and design elements, including cornices, score lines and decorative tile veneer will match those of the proposed building. The City Traffic Engineer has reviewed and approved the monument sign, determining the location safe and effective, in terms of providing line-of-sight for vehicles in the area. The building color will be a neutral earth tone with gray and black accents. The building and sign colors will be attractive and effective in terms of providing an aesthetic upgrade to the area.

- 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. The Planning Commission further finds that the proposed 8,100 square-foot, multi-tenant, attached retail/commercial center will not have a significant effect on the environment and as such, it has been deemed "Categorically Exempt", pursuant to California

Planning Commission Resolution

DOR No. 983-07

July 10, 2007 Page 2 of 3

Environmental Quality Act guidelines, Article 19, Section 15332(a-e) – In-Fill Development Projects,.

Section 6. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 983-07 to the City of Carson Redevelopment Agency, 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 10TH DAY OF JULY, 2007.

CHAIRMAN

ATTEST:

SECRETARY