

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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON  
APPROVING DESIGN OVERLAY REVIEW NO. 992-07 AND CONDITIONAL USE PERMIT  
NO. 661-07 FOR AN ADDITION TO A COMMERCIAL BUILDING AND TWO NEW  
DETACHED RENTAL UNITS AND RECOMMENDING APPROVAL OF ZONE CHANGE  
CASE NO. 155-07 AND GENERAL PLAN AMENDMENT NO. 84-07 TO THE CITY  
COUNCIL FOR THE PROPERTY LOCATED AT 22030 S. MAIN 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, Mr. Gil Dia, with respect to real property located at 22030 S. Main Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 992-07, Conditional Use Permit No. 661-07, Zone Change Case No. 155-07 and General Plan Amendment No. 84-07 for the construction of a 1,800 square foot addition to an existing commercial building and two, detached single family homes with attached garages of 2,700 and 2,516 square foot each. Property is in the CG-D-RS (Commercial, General-Design Overlay-Residential, Single Family) zone. Zone Change Case and General Plan Amendment to expand the CG zone and reduce the RS zone by 51 feet.

A public hearing was duly held on November 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 currently designates the front portion of the subject property as General Commercial and the rear portion Low Density. The proposed expansion will require a minimum of 15 parking spaces. In order to accommodate the parking, an application for a Zone Change Case has been concurrently submitted to expand the CG-D zone 51 feet easterly, reducing the RS zone. A General Plan Amendment from Low Density to General Commercial has been submitted for the same portion of the property. The proposed land use will be consistent with surrounding land uses which are comprised of commercial uses toward the front of Main Street and residential uses bordering the rear commercial property lines.
- B) The design and architecture of the proposed development conforms to all the applicable design and development standards of the City of Carson's Zoning Ordinance, including parking, landscaping and setback requirements. The development will be consistent with surrounding commercial and residential structures in the immediate vicinity.
- C) Main Street is a major thoroughfare that can easily accommodate the proposed development. The project is a low trip generator and is not expected to significantly increase traffic patterns to the subject site.

- D) A new monument sign is proposed within the front setback area, perpendicular to Main Street. The Carson Municipal Code allows a maximum 10 foot high monument sign. The monument sign will contain the name of the tenants of the office building. All existing can signs mounted on the building will be removed.
- E) The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. Appropriate conditions of approval are associated with the development to ensure that the project will be served by adequate fire protection.
- F) The project site is located in an urban, developed commercial and residential community. The proposed land use will be consistent and compatible with surrounding land uses which are comprised of commercial uses toward the front of Main Street and residential uses bordering the rear commercial property lines.
- G) State law requires compatibility between land use zoning classifications and the General Plan. The proposal to increase the General Commercial General Plan land use is consistent with the proposed increase in the CG-D (Commercial, General – Design Overlay) zone in order to accommodate the required commercial parking.
- H) The proposed project is consistent with the Land Use Element goals and objectives and will provide additional revenue for the City in the form of sales tax.

**Section 4.** The Planning Commission further finds that the proposed project is Categorically Exempt based on Section 15300, Class 3 (New Construction of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines. The proposed project is located within an urbanized, commercial and residential area and does not have the potential for causing a significant effect on the environment.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 992-07 and Conditional Use Permit No. 661-07 and recommends approval of Zone Change Case No. 155-07 and General Plan Amendment No. 84-07 to the City Council 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 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 27<sup>th</sup> DAY OF NOVEMBER 2007.**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**