

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1017-07 FOR A REMODEL OF AN EXISTING KFC
RESTAURANT LOCATED AT 619 W. CARSON STREET**

**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, KFC, with respect to real property located at 619 W. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review, for a remodel to an existing 2,100 square-foot KFC restaurant in the MU-CS (Mixed Use-Residential) zoned district.

Public hearings were duly held on January 8, 2008, 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 proposed project is identified in the General Plan as a permitted use for this land use category and adheres to the goals and objectives of the General Plan by improving neighborhood quality. The subject site is within the Carson Street Master Plan and is consistent with the goals and policies of said plan. The surrounding properties are developed with general commercial, residential development and vacant land uses, and the proposed project is compatible with the neighborhood.
- b) The project is 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 proposed remodel consists of interior and exterior building changes. The off-street parking requirements are met and circulation on the adjacent public street will not be adversely impacted.
- d) All proposed signs are consistent with the Carson Street Master Plan requirements. The existing non-conforming pole sign will be removed and replaced with a monument sign.
- e) The proposed project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code.

- f) The proposed restaurant remodel meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. 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.

Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review will not have a significant effect on the environment. The proposed use will not alter the predominantly commercial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be Categorical Exempt under the CEQA Guidelines, Section 15301(e).

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1017-07 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Categorical Exemption.

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 8TH DAY OF JANUARY, 2008.

CHAIRMAN

ATTEST:

SECRETARY