

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3037 AND RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 671-07 TO THE CITY COUNCIL TO PERMIT THE CONSTRUCTION OF A PRE-FABRICATED OFFICE BUILDING ON AN ORGANIC REFUSE LANDFILL DESIGNATED PROPERTY LOCATED AT 19200 MAIN 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, Goodyear Tire and Rubber, with respect to real property located at 19200 Main Street, and described in Exhibit "A" attached hereto, requesting the approval of a new 2,160 square foot modular office building. The application includes a request for a conditional use permit to authorize the new construction on the Goodyear Airship property, currently zoned SU-BP-D-ORL (Special Use – Blimp Port – Design Overlay – Organic Refuse Landfill), and portions of which are over a previous landfill.

A public hearing was duly held on February 26, 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 subject property is identified as Public Facilities in the General Plan. Planning goals contained within the General Plan Land Use document include eliminating all evidence of property deterioration throughout Carson. By removing the dated office trailer and replacing it with a newer, modern looking office trailer, the development is helping to achieve General Plan goals and objectives.
- b) The proposed office trailer is 2,160 square feet in size will be located on the same location as the existing office trailer on the subject parcel, approximately 55 feet from Main Street. A 1,200 square foot canopy structure will be located adjacent to the east side of the new office building. There is landscaping proposed for areas around the office trailer, including trees and shrubs, and grass covers the remainder of the site. The office trailer is seen from the public right-of-way, and will contribute to a harmonious and attractive development of the area.
- c) The development will be located on a small section of the 29 acre property, near the property line facing Main Street. There is adequate pedestrian and vehicular access from the driveway fronting Main Street which leads to a large parking area and a walkway to the office building.

- d) The proposed building is finished in white stucco, with navy blue stucco accents and navy blue aluminum composite material fascia board. Steel columns support the 1,200 square foot canopy structure. A 20-foot high wind sock mast and 40-foot high instrument mast will be located on the north side of the office building. The pole sign and large billboard will remain as is. The colors, graphics and signage are restrained, effective, and provide for an attractive development.
- e) The project site is 29 acres in area, flat, and diamond-shaped. The blimp port is located in the center of the property with the maintenance and office buildings along the western property line, fronting Main Street. The location is suitable for the use, and there are adequate facilities to serve the subject property and intended use.
- f) There are fire hydrants in the vicinity and sufficient access for fire department equipment and personnel in the event of an emergency.
- g) The proposed building is to be used for administrative offices to support blimp activities and other corporate office functions for Goodyear Tire and Rubber. The zoning of the property is SU-BP-D-ORL, specifically intended for a blimp port. Thus, the proposed use is compatible with the intended character of the area.
- h) The office is a perfunctory accessory use to the main blimp port use. As such, it does not deter the open space character of the area, and is consistent with the intent of the open space zone.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit and Relocation Review will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby grants Relocation Review No. 3037, and recommends approval of Conditional Use Permit No. 671-07 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 26th DAY OF FEBRUARY, 2008.

CHAIRMAN

ATTEST:

SECRETARY