



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: September 26, 2006
SUBJECT: Modification No. 7 to Design Overlay Review No. 831-06
APPLICANT: Sears Holdings, Corp.
Attn: W. Eric Elieson
2257 East Four Woods Circle
Salt Lake City, UT 84109-2919
REQUEST: Exterior improvements to the Sears building and auto repair center at the South Bay Pavilion
PROPERTY INVOLVED: 20700 S. Avalon Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell - Chairperson			Saenz
		Pulido - Vice-Chair			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. **Introduction**

Date Application Received

- August 31, 2006: Modification No. 7 to Design Overlay Review No. 831-03

Applicant

- Sears
Attn: W. Eric Elieson
2257 East Four Woods Circle
Salt Lake City, UT 84109-2909

Property Owner

- Sears Holdings Corp.
3333 Beverly Road
Hoffman Estates, IL 60179

Project Address

- 20700 S. Avalon Boulevard

Project Description

The applicant, W. Eric Elieson, on behalf of Sears, is proposing a modification to Design Overlay Review No. 831-03 in order to paint the Sears retail building and detached auto center to chenille white with complementary patriot blue trim to meet the corporate standards. The proposed project also includes façade improvements and removal and replacement of the building signage.

II. **Background**

Current Use of Project Site

- The South Bay Pavilion shopping center was built in 1972 and was originally named Carson Mall. The total site is approximately 71 acres. The South Bay Pavilion is currently being renovated and once complete, will have approximately 1,025,000 square feet of gross building area. The major department stores are Sears, JC Penney, Target and IKEA. The indoor shopping center and other areas of the South Bay Pavilion were purchased by Hopkins Real Estate Group (HREG) in 2003. HREG received Redevelopment Agency approval on May 4, 2004, to renovate the South Bay Pavilion (DOR No. 831-03).
- Sears is a department retail store, which has been operating in Carson since the shopping center was constructed in November 1972. Sears operates a retail building and auto repair center in the northern portion of the shopping center.

Public Safety Issues

- The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division.

III. Analysis

Applicable Zoning Ordinance Regulations

The project site is located in a Design Overlay and the proposed project is subject to the approval of a development plan in accordance with the Site Plan and Design Review (DOR) procedures as provided in Section 9172.23.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23(D), Site Plan and Design Review, Approving Authority Findings and Decision, the Planning Commission may recommend approval of the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
2. Compatibility of 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;
3. Convenience and safety of circulation for pedestrians and vehicles;
4. Attractiveness, effectiveness and restraint in signing, graphics and color; and
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Staff has reviewed the proposed project and finds that the findings listed above can be made in the affirmative as indicated in the attached resolution.

Issues of Concern

- The upgrade to the Sears exterior is an improvement to the retail building and auto repair center that is consistent with the improvements to the rest of the shopping center. There are no issues of concern regarding this proposal.

IV. Environmental Review

The proposed project is for an exterior remodel and is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Minor Alterations to Existing Facilities) of the CEQA Guidelines. No building expansion or other changes are proposed, thus, no significant impacts will occur upon approval of this project.

V. Recommendation

That the Planning Commission:

- **APPROVE** Modification No. 7 to Design Overlay Review No. 831-03, subject to the conditions attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____ entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 7 TO DESIGN OVERLAY REVIEW NO. 831-03 FOR THE EXTERIOR IMPROVEMENTS TO THE SEARS BUILDING AND AUTO REPAIR CENTER AT THE SOUTH BAY PAVILION LOCATED AT 20700 S. AVALON BOULEVARD."

VI. Exhibits

1. Resolution
2. Exterior improvement plans

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

Reviewed by: _____
John F. Signo, AICP, A/Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

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