



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 27, 2007
SUBJECT: Design Overlay Review No. 978-06
APPLICANT: Toshiko Goto Trust
 1431 5th Ave.
 Redlands, CA 92374

REPRESENTATIVE: John Cataldo
 835 Mission St.
 So. Pasadena, CA 91030

REQUEST: To construct a 1,200 square foot office building and pave the entire site for a vehicle storage use in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area No. 1B.

PROPERTY INVOLVED: 17828 S. Main Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell –Chairperson			Saenz
		Pulido –Vice-Chairman			Tyus
		Faletego			Verrett
		Graber			Wilson
		Hudson			

I. Introduction

Item No. 11B

I. Introduction

Date Application Received

- December 6, 2006: Design Overlay Review No. 978-06

Applicant

- Toshiko Goto Trust; 1431 5th Ave.; Redlands, CA 92374

Representative

- John Cataldo: 835 Mission St; So. Pasadena, CA 91030

Owner

- Same as applicant

Project Address

- 17828 S. Main Street

Project Description

- To construct a 1,200 square foot office building and pave the entire site for a vehicle storage use in the MH (Manufacturing, Heavy) zone and within the Redevelopment Project Area No. 1B
- To enhance the appearance from the street, staff recommended that the applicant move the building to the front of the property. The building has been setback 25 feet from Main Street and the western façade of the building will be flush with the proposed decorative screen wall. The primary entrance will be located on the east elevation and consists of 3 small windows, a covered entryway, entrance door and reveals.
- The western elevation includes the building's western façade, a decorative screen wall, wrought iron gate and landscaping. The building's western façade is 16 feet in height and consists of 4 large windows and architectural features such as reveals. The decorative screen wall will be 10 feet in height and will include pilasters with plaster caps. The proposed landscaping will include palm trees, shrubs and groundcover. All structures will be painted in compatible colors.
- The parking lot will provide 6 parking spaces with three spaces designated for disabled persons.

II. Background

Previous Uses of Property

- A single-family dwelling and garage were approved for the site in 1956.

Previously Approved Discretionary Permits

- None

Public Safety Issues

- In the event that this development plan is approved, through the conditions of approval site development deficiencies and maintenance issues can be addressed to improve the general condition of the property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 17828 S. Main Street in the City of Carson, between Albertoni Street and Victoria Street;
- The physical dimensions of the lot are 131' by 783', with a total area of 102,775 square feet (2.4 acres).

Zoning/General Plan

- The subject property is zoned MH (Manufacturing, Heavy) and the surrounding properties to the north, south and west share the same Zoning designation of MH; a mobile home park to the east is zoned RM-8-D (Residential, Multi-family; 8 units per acre; site plan and design review);
- The subject property has the General Plan Land-Use element designation of Light Industrial and all contiguous properties to the north and south share the same General Plan Land-Use element designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The following table summarizes the proposed projects' consistency with current site development standards for the MH zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9141.1 – Uses Permitted	x	
Section 9147.1 – Exterior Lighting		<i>See Issues of Concern/Mitigation</i>
Section 9147.2 – Performance Standards		<i>See Issues of Concern/Mitigation</i>
Section 9162.21 – Parking Spaces Required	4 parking spaces are required – 6 spaces are provided	
Section 9172.23 – Site Plan and Design Review	Subject to approval by the Planning Commission and the Redevelopment Agency	

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. 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.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

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. Details can be found in the attached Resolution.

Issues of Concern / Mitigation:

The following analysis with solutions have been identified after careful review of the proposed use and determination of compliance with the applicable code sections as cited in the above table:

- Section 9147.1 – Exterior Lighting
 - All lighting shall be directed away from all adjoining and nearby residential property.
- Section 9147.2 – Performance Standards:
 - The use shall comply with Federal, State and local laws and regulations pertaining to disturbances to the surrounding area in the form of vibration, noise, electromagnetic or other radiations, odor, dust heat or glare.
 - Currently an 8 foot high concrete wall separates the proposed use from the adjacent residences. Upon operation, the project will be subject to the above performance standards.

Redevelopment Project Area No. 1

Pursuant to the Redevelopment Plan for Redevelopment Project Area No. 1, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the proposed project consists of a conforming industrial operation and improvement to the site, staff believes that the proposed use,

subject to approved conditions, is consistent with the general intent of the Redevelopment Plan for the area.

IV. Environmental Review

The proposed vehicle storage use is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – In-fill Development Projects.

V. Recommendation

That the Planning Commission:

- **APPROVE** Design Overlay Review No. 978-06, subject to the conditions attached to the resolution as Exhibit “B”; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled “A Resolution of the Planning Commission of the City of Carson Recommending Approval of Design Overlay Review No. 978-06 to the Carson Redevelopment Agency”.

VI. Exhibits

1. Resolution
2. Site Plan, Floor Plan, Elevations (C-1, D-1)

Prepared by: _____
Max Castillo, Assistant Planner

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

Approved by: _____
Sheri Repp-Loadsman, Planning Division Manager

Mc/d97806p