



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

UNFINISHED BUSINESS: March 27, 2007

SUBJECT: Variance No. 479-06

APPLICANT: Tait & Associates, Inc. – Mr. Jay Reed
For Conoco Phillips
701 N. Parkcenter Drive
Santa Ana, CA 92705

REQUEST: To replace existing signage at a Union 76 Gas Station. Variance requested to keep non-conforming 54-foot high pylon sign and increase in allowable sign area. The subject property is zoned CR-D (Commercial, Regional – Design Overlay District) and is located within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 1025 E. Carson Street

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

The applicant is requesting a variance from Section 9136.7 of the Carson Municipal Code to reface and maintain an existing, nonconforming 54-foot high freeway oriented pylon sign and to exceed the permitted sign area. The subject property, Union 76 Gas Station, is zoned CR-D (Commercial, Regional – Design Overlay District) and is located within Redevelopment Project Area No. 1.

Surrounding land uses include the Edison right-of-way easement to the west, a light industrial building to the south, the San Diego (405) Freeway to the east and a Caltrans easement to the north.

II. Background

At the March 13, 2007 meeting, the Planning Commission, on a 5-0 vote (4 absent), approved Variance No. 479-06 to allow the property owner, Conoco Phillips, to maintain an existing, nonconforming 54-foot high freeway oriented pylon sign and to exceed the permitted sign area. The Planning Commission also required the Variance to expire in 10 years or when the business is converted to a different use on the subject property. The Planning Commission directed staff to prepare an appropriate Resolution for its consideration.

A copy of the March 13, 2007 staff report and disposition are attached to this report.

III. Environmental Review

This project is Categorically Exempt from the provisions of the California Environmental Quality Act based on Section 15332, Class 1 – Minor Alteration of Existing Structures.

VI. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled “A Resolution of the Planning Commission of the City of Carson Approving Variance No. 479-06 for Signage Height and to Exceed the Total Allowable Sign Area for property located at 1025 E. Carson Street.”

Exhibits

1. March 13, 2007 Planning Commission Staff Report (4-11)
2. Proposed Resolution (12-17)
3. March 13, 2007 Planning Commission Disposition (18-19)

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp, Planning Manager