



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 24, 2007

SUBJECT: Design Overlay Review No. 1003-07

APPLICANT: Mr. Jose Martin
Representative: Huizar Design Development
Attn: Jesse Huizar
16110 S. Menlo Avenue #11
Gardena, CA 90247

REQUEST: To construct a new 6,300 square foot automobile repair building in the ML (Manufacturing, Light) zone district.

PROPERTY INVOLVED: 316-318 W. Gardena Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Hudson			Saenz
		Cannon			Verrett

Item No. 11A

I. Introduction

The applicant, Huizar Design Development, on behalf of the property owner, Mr. Jose Martin, is requesting authorization to construct a new 6,300 square foot automobile repair building for property located at 316-318 W. Gardena Boulevard. The subject property is located in the ML (Manufacturing, Light) zone, has a General Plan land use designation of Light Industrial, and is within Redevelopment Project Area No. 1.

II. Background

The subject property consists of two parcels, APNs 6126-001-019 and 6126-001-020, for a combined site dimension of 95 feet wide by 265 feet deep. The property owner will be required to merge both parcels prior to the issuance of a building permit. According to building permit records, the western parcel contained a single family residential dwelling unit constructed in the 1940s which was demolished in 1998. An existing single-family dwelling unit on the eastern parcel which was built in the 1920s will be demolished.

The site is located to the immediate west of Broadway Street and to the east of Figueroa Street. Surrounding land uses include an unpaved lot used for storage to the immediate east; non-conforming multiple family residential dwelling units to the immediate west and across the street to the north; and a construction storage yard to the south of the site.

III. Project Description

The property owner recently acquired the site and proposes to construct a 6,300 square-foot automobile repair building which will be internally subdivided for lease purposes. The owner is a mechanic by trade and will manage the property and future tenants. The building will be constructed with a 25-foot wide front landscaped setback and built with a one-inch western setback as permitted by the CMC. The site will be graded toward the eastern property line into the five-foot planter area as recommended by the SUSMP (Standard Urban Stormwater Mitigation Plan) requirements as stated in Article V Sanitation & Health, Chapter 8 Stormwater & Urban Runoff Pollution Control section of the CMC. Each service bay and the used oil enclosure will contain a floor drain connection to a main clarifier on site and the filtered water will then be directed to the storm drain.

The building features a Spanish Mediterranean architectural design theme with a focal tower with light concrete tile roofing; decorative intermediate pilasters; cornice trim and stucco banding throughout. The height of the building to the top of the tower is 30 feet and 20 feet throughout the remaining structure. Garage doors will be metal, sectional roll-up of color to match the building pattern. An eight-foot high stucco masonry wall will replace the existing dilapidated chain-link fence surrounding the entire property. The site will contain a trash enclosure and used oil enclosure with an appropriate roofing material to prevent water from entering the enclosures. The site will contain 25 parking spaces and complies with all other CMC development

standards, including setbacks, height requirements, landscaping and trash enclosure areas.

The project's sign program will contain signage above each service bay listing only the business name and logo, consisting of individual channel letters, 24-inch maximum height, not to exceed 70% of the bay frontage. The tower will contain the name of the automobile center, such as Martin Auto Center. No other signage is proposed at this time.

Operations

The property owner proposes to lease six auto repair bays to mechanics specializing in minor to major auto repair such as oil changes, transmission repair, engine rebuilding, tire rotation, tune ups, etc. The majority of vehicles will be passenger type, no truck or boat repair is being proposed. Each bay will have one employee and estimated hours of operation will be from 7:00 a.m. to 7:00 p.m.

IV. Analysis

Carson Municipal Code (CMC) Section 9172.23 (B) (1) (a) states that an application for approval of a Development Plan shall be submitted to the Planning Commission for determination in any case involving construction of a new building or structure having an estimated valuation of \$50,000 or more. Because the proposed project has been valued at more than \$50,000 it is subject to a Site Plan and Design Review requiring a public hearing before the Planning Commission. The Planning Commission recommendation will be forwarded to the Redevelopment Agency for their consideration since the property is located within Redevelopment Project Area No. 1. Section 9172.23 (D) (1) states that a Site Plan and Design Overlay Review application shall be submitted and recommended for approval if the project meets specified criteria as follows:

a. Compatibility with the General Plan, any specific plans for the area and surrounding uses.

The General Plan currently designates the subject property as Light Industrial and the site is within the ML (Manufacturing, Light) zone. The proposed auto repair building is a use automatically permitted within the ML (Manufacturing, Light) zone and the use adheres to the goals and policies described in the Land Use Element of the General Plan for the proposed Light Industrial designation. The 25,175 square-foot lot is located within a fully developed industrial area of the city. While some surrounding land uses to the west and north of the site consist of multiple family residential dwelling units, these units are non-conforming as their legal status has expired. Under current zoning and General Plan designation, these properties would have to be developed in accordance to the CMC, which would not permit single nor multiple family residential units. The remaining land uses include a vacant lot to the east of the site and an equipment storage yard to the south. Surrounding properties to the north, east, south and

west are all zoned ML (Manufacturing, Light) with a General Plan Land Use designation of Light Industrial.

The proposed land use will be consistent with surrounding, legal light industrial land uses. The proposed auto repair shop will provide the community added repair amenities for their vehicles and serve to upgrade a currently blighted, undeveloped site within an urbanized area.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of the site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The design and architecture of the proposed development conforms to all the applicable design and development standards of the CMC, including parking requirements. The total floor area of the proposed new building is 6,300 square feet with 25% lot coverage. The project features a consistent Spanish Mediterranean building theme, including a focal tower with light concrete tile roofing; stucco exterior; coordinated color patterns; pop-outs and projections; aluminum storefront windows; metal, sectional roll-up garage doors and building mounted light fixtures. Site upgrades will include re-grading of the entire site, installation of a new 25-foot front landscaping area, a five-foot wide interior planter area, replacement of a chain-link fence with a decorative masonry wall, a new trash enclosure and waste enclosure units, and a new sign program.

The site contains an existing single family residence which has been vacant for several years. The proposed development will serve to revitalize this blighted property by providing quality design, site upgrades and a land use that will cater to the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development in the area.

c. Convenience and safety of circulation for pedestrians and vehicles.

The proposed development will contain one 35-foot wide driveway along Gardena Boulevard. The project layout incorporates handicap and pedestrian accessibility from the sidewalk and parking lot area. Customer parking areas provide adequate and safe circulation of vehicles and pedestrians on site.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

The project's sign program will contain signage above each service bay listing only the business name and logo, consisting of individual channel letters, 24-inch maximum height, not to exceed 70% of the bay frontage. The tower shall contain the name of the automobile center, such as Martin Auto Center. No

other signage is proposed at this time. The sign program shall comply with the sign regulations of the Municipal Code.

e. Conformance to any applicable design standards and guidelines, which have been adopted pursuant to Section 9172.15.

Pursuant to the Redevelopment Plan for Redevelopment Project Area No. 1, future development within such Project Area includes an emphasis on the abatement of unwanted, conflicting and blighted land uses. The proposed project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new automobile repair center, which will provide increased tax revenue, jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.

V. Environmental Review

Pursuant to Section 15300, Class 3 (New Construction of Small Structures), of the California Environmental Quality Act (CEQA) Guidelines, the proposed project is located within an urbanized, industrial area and does not have the potential for causing a significant effect on the environment and is found to be Categorically Exempt.

VI. Conclusion

The proposed development is consistent with the requirements set forth in the Municipal Code for the approval of Design Overlay Review. The proposal is compatible with the existing light industrial land uses in the area. The auto repair shop is anticipated to feature tenants which will serve the community and increase the city's tax revenue. In addition, the use, architectural style and design of the proposed project serves as a protocol to promote the upgrade of adjacent land uses. The project is consistent with existing and anticipated development in the area and is a significant upgrade to the site.

The proposed project's relationship to the goals and objectives stated in the General Plan includes, but is not limited to, the protection and enhancement of property values, providing the community with additional consumer services and the redevelopment of an underutilized property which, as a vacant property, deteriorates from the character of the neighborhood.

VII. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;

- **APPROVE** Design Overlay Review No. 1003-07 subject to the conditions of approval 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 RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1003-07 TO THE CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A 6,300 SQUARE FOOT AUTOMOBILE REPAIR BUILDING FOR THE PROPERTY LOCATED AT 316-318 W. GARDENA BOULEVARD."

VIII. Exhibits

1. Proposed Resolution
2. Site Plan, Floor Plan, Elevations (Under separate cover)

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp, Planning Manager