



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 8, 2008
 SUBJECT: Design Overlay Review No. 1017-07
 APPLICANT: KFC
 Attention: Tammy Wells
 1900 Colonel Sanders
 Louisville, Kentucky 40213

REQUEST: To approve a Design Overlay Review for a remodel to an existing KFC restaurant within the MU-CS (Mixed Use-Residential) zone district and within Redevelopment Project Area No. 1.

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PROPERTY INVOLVED: 619 W. Carson Street

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. 11-A

I. Introduction

Date Application Received

- September 18, 2007: Design Overlay Review No. 1017-07

Applicant and Property Owner

- KFC
Attn: Tammy Wells
1900 Colonel Sanders
Louisville, Kentucky 40213

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Project Address

- 619 W. Carson Street, Carson, CA 90749

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1900 Colonel Sanders¶
Louisville, Kentucky 40213¶

Project Description

- The proposal is to consider a Design Overlay Review (DOR) to allow the remodel of an interior and exterior remodel of an existing KFC restaurant containing approximately 2,100 square feet of floor area within the MU-CS (Mixed Use-Residential) zone district.
- The project site is located on a 14,931 square-foot parcel and is located within the Carson Street Master Plan area.
- The proposed remodel consist of but not limited to:
 - Exterior façade remodel architecturally emphasizing entry locations;
 - Updated signage images of KFC logos;
 - New stucco, new building lighting, new canopies, new lighted entries;
 - Mansard roof to be replaced by new parapet;
 - Existing 30-foot high pole sign to be replaced by a six-foot high monument sign;

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II. Background

Previously Approved Discretionary Permits

- The City Planning Commission previously approved Design Overlay Review No. 297-85 on October 22, 1985, for the existing KFC restaurant on the project site.

Public Safety Issues

- There is no past or current zoning code enforcement case associated with this property.

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III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 619 W. Carson Street. The subject site is zoned MU-CS (Mixed Use-Residential) and is compatible with surrounding residential and commercial uses.

- Surrounding the subject property to the north are general commercial uses zoned CG (General Commercial); to the south, east, and west are commercial uses and vacant land zoned MU-CS.
- The subject property consists of a 2,111 square-foot, one-story, commercial building on a 14,931 square-foot parcel.
- The subject property has nineteen (19) existing parking spaces, along with a recorded covenant for shared parking for two (2) parking spaces on adjoining lot which meets the zoning requirements for proposed use.
- The applicant has submitted a monument sign and a wall sign identifying the company name that comply with the zoning ordinance requirements.

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Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MU-CS (Mixed Use-Residential) zone district with the adjacent properties to the east, south and west sharing same the zoning designation. The zoning designation for the subject property is consistent with the General Plan Land Use designation of Mixed Use-Residential.
- The subject property is within Redevelopment Project Area No. 1.

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Required Findings: Design Overlay Review No. 1017-07

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:

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

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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, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

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▪ **ISSUE – CONSISTENCY WITH CARSON STREET MASTER PLAN:** The Carson Street Master Plan requires conformance to the following criteria/conditions:

- Discourages use of “bright and fluorescent” colors on building facades;
- Does not permit pole signs;
- Requires that store front entries be illuminated; and
- Requires that trash enclosures incorporate landscaping.

○ The site is currently developed with a KFC restaurant that was built on June 10, 1986. Currently the subject property is not consistent with the above-referenced Carson Street Master Plan development standards. The KFC proposed remodel will be consistent with said requirements upon implementation of the conditions of approval.

○ Furthermore, to enhance the city’s West Gateway entrance along Carson Street, the Carson Street Master Plan recommends landscape treatments that will uniformly beautify the city’s gateway. To implement said plan requirements and as a condition of approval, the planting of three 30-foot-high date palms will be required on the Carson Street project frontage.

○ **MITIGATION:** The applicant will provide exterior colors on building facades in conformance to the Carson Street Master Plan requirements; the submitted site plan will provide store front illuminated entries; and the trash enclosure will incorporate landscaping.

○ **MITIGATION:** The applicant will remove existing non-conforming 30-foot high pole sign and replace the pole sign with a six-foot high monument sign.

IV. **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301, Existing Facilities, the City’s approval of a Design Overlay Review (DOR) for the proposed project is “Categorically Exempt”.

V. **Recommendation**

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That the Planning Commission:

- **APPROVE** Design Overlay Review No. 1017-07 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 approving Design Overlay Review No. 1017-07 for a remodel to an existing KFC restaurant located at 619 W. Carson Street.”

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VI. **Exhibits**

1. Resolution
2. Site Plan (Under separate cover)

Prepared by: _____
Zak Gonzalez II, Planner

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

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Approved by: _____
Sheri Repp, Planning Manager

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ZG: srDOR1017-07