



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: June 9, 2009

SUBJECT: Extension of Time for Design Overlay Review No. 1013-07

APPLICANT/OWNER: Kearny Real Estate Company
Attn: Mr. Tony Nobuyuki
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

REQUEST: A one-year time extension for Design Overlay Review No. 991-07 authorizing the construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 18721 S. Broadway (formerly 18600 S. Broadway)

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

I. Introduction

The applicant is requesting a one-year time extension for Design Overlay Review No. 1013-07, pursuant to Condition No. 1 of Planning Commission Resolution No. 08-2205. The property is located at 18721 S. Broadway, zoned ML-D (Manufacturing, Light – Design Overlay) and is within Redevelopment Project Area No. 1. Planning Commission Resolution No. 08-2205 states the address as 18600 Broadway for the currently vacant property. The address was changed to 18721 S. Broadway when the building permit application was filed. Also for consideration by the Planning Commission is a request by the applicant to approve the updated legal description as included as Exhibit "A" of the approved Resolution. The legal description was revised through recent lot line adjustments.

II. Background

On May 13, 2008, the Planning Commission recommended approval of DOR No. 1013-07 to the Redevelopment Agency for construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet with parking lot and landscaping improvements. On June 4, 2008, the Redevelopment Agency adopted Resolution No. 08-26 approving DOR 1013-07. The applicant submitted a request for an extension of time on May 12, 2009, prior to the permit expiring.

III. Analysis

Due to the current state of the economy, financing for the project has taken longer and is more difficult than expected, though the applicant believes the project is still economically viable and will facilitate positive growth for the area. The applicant is requesting that the Planning Commission extend the DOR permit for one year until May 13, 2010 to complete the development process.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1013-07 until May 13, 2010;
- **AMEND** Planning Commission Resolution No. 08-2205 to reflect the correct 18721 S. Broadway address; and
- **ADOPT** a minute resolution extending the approval to May 13, 2010 and revising Exhibit "A".

V. Exhibits

1. Planning Commission Resolution No. 08-2205 adopted on May 13, 2008
2. Letter from Applicant Requesting Extension of Time, Dated May 12, 2009

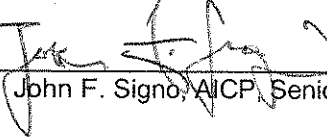


3. Revised Legal Description – Exhibit "A"

Prepared by:


Steven C. Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:

Sheri Repp-Loadsman, Planning Division Manager

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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-2205

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1013-07 TO THE CARSON REDEVELOPMENT AGENCY TO PERMIT THE CONSTRUCTION OF FIVE 2-STORY, TILT-UP, OFFICE AND MANUFACTURING BUILDINGS, TOTALING 44,613 SQUARE FEET, ON A 2.8-ACRE SITE LOCATED AT 18600 S. BROADWAY

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Kearny Real Estate Company, with respect to real property located at 18600 Broadway, and described in Exhibit "A" attached hereto, requesting an approval to construct five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8 acre site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within Redevelopment Project Area No. 1.

A public hearing was duly held on May 13, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The subject property is zoned ML-D and has a General Plan Land Use designation of LI (Light Industrial), which is consistent with the zoning designation. The proposed project is for light industrial and office uses, which are permitted in the ML-D zone. Surrounding uses include a scrap metal processing facility, offices, and light-industrial uses. Therefore, the proposed uses are compatible with the General Plan and surrounding uses. There is no specific plan for the area.
- b) The architecture of the proposed development is typical of newer, tilt-up, office and manufacturing buildings recently constructed in the northwest part of the city. The buildings cover 32 percent of the project site, and the floor-area ratio (FAR) is 0.36, which is well below the 0.50 limit permitted in the Light Industrial designation. Landscaping covers 18 percent of the project site and is located primarily in the side and front yard areas, with additional bulbs of landscaping helping to demarcate the parking areas and drive aisles. The proposed structures are compatible with existing and anticipated light manufacturing and office uses in the vicinity and contribute to a harmonious and attractive development of the area.
- c) The proposed structures are designed to attract light industrial and office uses. As such, each building has one grade-level access loading door located along



the west edge of the project site. Each loading area is shared with the adjacent building's loading area, thus creating a 'yard' area for loading purposes. This configuration provides a safe, pedestrian-free zone accessed primarily by single-body trucks, although the area is designed such that dual-bodied trucks may access it. Vehicular access is provided by two driveways along Broadway and one along Griffith Street. The Broadway driveways are in-line with the truck loading yards to give trucks a clear path of egress from the site. A total of 100 vehicular parking stalls are required per Carson Municipal Code (CMC), and the applicant is proposing 115. Pedestrians accessing the site can enter from Broadway via designated pedestrian pathways across the parking areas, painted and marked as such. As proposed, the project is safe and convenient for vehicles and pedestrians entering and exiting the site.

- e) A sign program is proposed which includes the tenant sign layout and specifications, sign type and color schedules, and sign information related to the monument, tenant, building address, prohibited and regulatory signs. Tenant sign areas have been identified above the metal canopy. A 7-foot high, 9-foot wide, and 1.5-foot thick monument sign is proposed for the southeast corner of the subject site. The monument sign will be finished in a similar texture and color as the proposed buildings. The proposed buildings are attractive and effective in their use of signing and color. The proposed signs are attractive, effective and restrained in the use of graphics and color.

Section 4. The Planning Commission further finds that the proposed uses will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed uses will not alter the character of the surrounding area and meet or exceed all City standards for protection of the environment. The Planning Commission hereby adopts the Negative Declaration.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1013-07 to the City of Carson Redevelopment Agency, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

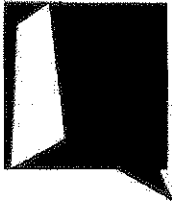
PASSED, APPROVED AND ADOPTED THIS 13th DAY OF May, 2008.

CHAIRMAN

ATTEST:

SECRETARY





KEARNY
Real Estate Company

1900 Avenue of the Stars, Suite 320
Los Angeles, California 90067
310 203-1840 Fax 310 203-1850

May 12, 2009

TO: CITY OF CARSON PLANNING COMMISSION

RE: DESIGN OVERLAY REVIEW NO. 1013-07 REQUEST FOR EXTENSION

Dear Commissioners:

An application was duly filed by the applicant, Anthony Nobuyuki, on behalf of the owners MS Kearny 190th Street Partners, LLC with respect to real property located at 18721 South Broadway Street requesting approval of Design Overlay Review No. 1013-07 to permit the construction of five (5), two-story tilt-up commercial industrial buildings totaling 44,613 square feet on a 2.9-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within Redevelopment Project Area I, called “Kearny South Bay Business Center.”

The Planning Commission at its meeting on May 13, 2008, recommended to the Carson Redevelopment Agency approval of Design Overlay Review No. 1013-07, subject to the Conditions of Approval in Resolution No. 08-2205. The Carson Redevelopment Agency, at its meeting on June 4, 2008 (“Effective Date”), approved Design Overlay Review No. 1013-07, subject to the Conditions of Approval in Redevelopment Agency Resolution No. 08-26.

Pursuant to Item 1 of the City of Carson Development Services Planning Division Exhibit “B” Conditions of Approval, Design Overlay Review No. 1013-07:

“If Design Overlay Review No. 1013-07 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.”

As the owners, we believe the project is still economically viable and will be able to continue to attract businesses to the area, however, due to the current economic environment, financing of the project has taken longer than expected. On behalf of the owner MS Kearny 190th Street Partners, LLC, I respectfully request a two (2) year extension of time from the Planning Commission for Design Overlay Review No. 1013-07. We appreciate your consideration of our request in this matter.

Sincerely,

Tony Nobuyuki
Vice President

Exhibit 2



EXHIBIT "A"

(REVISED 2009)
LEGAL DESCRIPTION

PARCEL 3 OF LOT LINE ADJUSTMENT NO. 220-07, FILED FOR RECORD NOVEMBER 8, 2007 AS INSTRUMENT NO. 20072514754 OF OFFICIAL RECORDS.

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 223-07, FILED FOR RECORD DECEMBER 17, 2007 AS INSTRUMENT NO. 20072765475 OF OFFICIAL RECORDS.

PARCELS 1, 2 AND 3 OF LOT LINE ADJUSTMENT NO. 224-07, FILED FOR RECORD MARCH 18, 2008 AS INSTRUMENT NO. 20080465417 OF OFFICIAL RECORDS.

APNs: 7339-011-022, 7339-011-023, 7339-011-031, 7339-011-032, 7339-011-033

