CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 13, 2011
SUBJECT: Conditional Use Permit No. 872-11
Variance No. 525-11 and 526-11
APPLICANT: Garrett Harper
C/o: George Hoeing
7320 Ayers Rock Road
Riverside, CA 92508
REQUEST: To construct a self-service carwash and a 1,233-square-foot convenience store with alcohol sales located in the ML-D (Manufacturing, Light – Design Overlay) zoning district
PROPERTY INVOLVED: 21212 S. Alameda Street

COMMISSION ACTION

___ Concurred with staff
___ Did not concur with staff
___ Other

COMMISSIONERS’ VOTE

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Item No. 10-A
I. **Introduction**

**Date Application Received**
- April 5, 2011: Conditional Use Permit No. 872-11; & Variance No. 525-11/526-11

**Property Owner**
- Garrett Harper, 21212 S. Alameda Street, Carson, CA 90810

**Property Applicant**
- George Hoeing, 7320 Ayers Rock Road, Riverside, CA 92508

**Project Address**
- 21212 S. Alameda Street, Carson, CA 90810

**Project Description**
- Proposed 3-stall self-service carwash (automotive laundry) without petroleum sales and a 1,233-square-foot convenience store with beer, wine and other alcoholic beverages for sale.
- The hours of operation for the carwash and convenience market will be between 7:00 a.m. to 9:00 p.m. Monday through Sunday. Carson Municipal Code (CMC) Section 9147.3 states that within 100 hundred feet of a residential zone, except where a residential zone is governed by a Specific Plan, all non-residential uses shall be confined to the hours between 7:00 and 9:00 p.m. daily.
- The proposed project provides 6 parking spaces, which exceeds the requirements in Section No. 9162.21(C) of the Carson Municipal Code (CMC) for a mini-market.
- The application includes the following:
  - Conditional Use Permit No. 872-11, to construct a 3-stall self-service carwash and a convenience store selling beer and wine in an ML-D zoning district.
  - Variance No. 525-11, for reduction of the required 100 feet of street frontage to 73 feet along Van Buren Street for an exterior drive-through carwash pursuant to Section 9138.13(C) of the CMC.
  - Variance No. 526-11 for the reduction in required lot size from 15,000 square feet to 11,883 square feet pursuant to Section 9138.13 (C) of the CMC.
II. **Background**

The subject project requires an additional conditional use permit application for the sale of alcoholic beverages within the proposed convenience market. The subject project also requires the submission of a design overlay review application due to the ML-D zoning designation and the project site being within the Consolidated Redevelopment Project Area. Upon applicant submittal of the necessary applications staff will re-notice the public hearing.

III. **Recommendation**

That the Planning Commission:

- **Open the public hearing**; and
- **CONTINUE** this item indefinitely.

Prepared by: Zak Gonzalez II, Planner

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

Approved by: Sheri Repp, Planning Officer

CUP No. 872-11 & VAR No. 525-11 & 525-11 4