



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 26, 2013  
 SUBJECT: Extension of time for Design Overlay Review No. 1385-10  
 APPLICANT/  
 OWNER: Juanita Myles  
 333 West Carson Street  
 Carson, CA 90745

REQUEST: A one-year time extension for Design Overlay Review No. 1385-10

PROPERTY INVOLVED: 333 – 341 West Carson Street

---

### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

**ITEM NO. 9A**

**I. Introduction**

The applicant, Juanita Myles, is requesting a one-year time extension for Design Overlay Review No. 1385-10. The property is located at 333-341 West Carson Street and is in the MU-CS (Mixed-Use, Carson Street) zoning district.

**II. Background**

This project was approved by the City of Carson Redevelopment Agency at their meeting on January 17, 2012. Design Overlay Review No. 1385-10 was approved for a remodel of an existing commercial building and the conversion of an existing single-family dwelling to an office building.

**III. Analysis**

Pursuant to Section 9172.23 – Site Plan and Design Review of the Carson Municipal Code, expiration of a site plan and design review request may be extended for one year from the date of original expiration. Due to budget constraints, staff and the applicant have requested additional time to complete the project. The applicant submitted the extension of time request on January 14, 2013.

**IV. Recommendation**

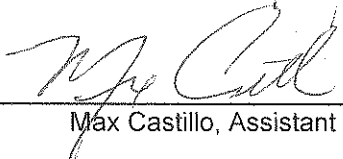
That the Planning Commission:

- **APPROVE** the extension of time until February 26, 2014 for Design Overlay Review No. 1385-10; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 1385-10 to February 26, 2014.


**V. Exhibit**

1. Redevelopment Agency Resolution No. 12-03 adopted on January 18, 2012

Prepared by:

  
\_\_\_\_\_  
Max Castillo, Assistant Planner

Approved by:

  
\_\_\_\_\_  
Sheri Repp-Loadsman, Planning Officer



RESOLUTION NO. 12-03

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1385-10 TO REMODEL AN EXISTING COMMERCIAL BUILDING AND CONVERT AN EXISTING SINGLE-FAMILY DWELLING TO AN OFFICE LOCATED AT 333-341 WEST CARSON STREET

THE CARSON REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Juanita Myles, with respect to real property located at 333-341 West Carson Street, and described in Exhibit A attached hereto, to remodel an existing commercial building and convert an existing single-family dwelling to an office building in the MU-CS (Mixed-Use, Carson Street) zoning district and within the Carson Consolidated Redevelopment Project Area.

The Planning Commission held a duly noticed public hearing on December 13, 2011, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the conclusion of said hearing, the Planning Commission adopted Resolution No. 11- 2414 recommending approval of Design Overlay Review No. 1385-10 to the Carson Redevelopment Agency.

Evidence, both written and oral, was duly presented to and considered by the Carson Redevelopment Agency at the duly noted meeting, on January 17, 2012 meeting.

Section 2. The Carson Redevelopment Agency finds that:

a) Per Section 9182.09, Conversion of Residential Structures to Commercial Uses, of the Carson Municipal Code (CMC), conversion of a residential structure to a commercial use in a commercial zone shall be subject to site plan and design review pursuant to CMC 9172.23 as well as additional site development and design standards. The Planning Commission finds that:

1. The proposed project is consistent and adheres to the Carson General Plan Mixed Use - Residential Land Use designation and adheres to the policies, goals and objectives of the Carson Street Master Plan. The proposed project is consistent with development standards of the MU-CS (Mixed-Use - Carson Street) zone. The 0.4-acre project site is located on the northern side of Carson Street and the proposed project is consistent with the surrounding area. The project site is zoned MU-CS (Mixed-Use-Carson Street) with a General Plan designation of Mixed-Use Residential. Surrounding land uses include mobilehome parks to the north and west, and apartments to the south and east.

2. The design and architecture of the proposed project conforms to all the applicable design and development standards of the City of Carson's MU-CS (Mixed-Use - Carson Street) zoning district, with the exception of the following deviations: street frontage, building height, parking, and lighting.

EXHIBIT NO. 1-

[MORE]



Pursuant to Section 9138.17(D)(2) of the CMC, existing building frontage is adequate and can remain indefinitely. Pursuant to Section 9182.41 of the CMC, nonconforming building height of less than 18 feet may be allowed to continue. To meet parking and lighting requirements, conditions of approval have been added to the resolution.

The project features a more contemporary style of architecture, which includes cornices, lighting elements and metal awnings. Existing plaster and window trims will be painted. In addition, the converted residential structure will be made ADA (American Disabilities Act) compliant with renovated bathrooms, ADA-accessible doors and a concrete ADA ramp.

The project will feature a new parking lot layout with 18 vehicle parking spaces including 2 handicapped spaces that will be restriped and provided with wheel stops. Other site improvements include new landscaping, monument sign and a trash enclosure.

The project will be compatible with the existing and anticipated development of the area.

3. The on-site circulation pattern and parking areas meet the requirements of the MU-CS (Mixed-Use – Carson Street) zone. Vehicular access is provided on Carson Street at a single driveway. There is adequate pedestrian access from Carson Street into the property. In addition, wheel stops will be provided for all parking spaces.

4. The project features building mounted signage above the proposed business shops as well as a monument sign. An existing sign on the west elevation of PC Warehouse shall be removed. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone.

5. Pursuant to the Carson Street Master Plan and the MU-CS (Mixed-Use – Carson Street) zoning district, future development within such a zone shall promote the creation of a distinct district along the Carson Street corridor with a “main street” character. The proposed remodel project is therefore in conformance with the Carson Street Master Plan as it will help create a distinctive character on Carson Street, create a livable, pedestrian district and facilitate with the redevelopment of a currently underutilized and unattractive parcel.

6. Pursuant to Section 9182.09, Conversion of Residential Structures to Commercial Uses, of the CMC, the proposed project is consistent with current site development and design standards for commercial zones for the proposed conversion.

7. Pursuant to the Redevelopment Plan for the Carson Consolidated Redevelopment Project Area, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible commercial operation and improvement to the site, the proposed project is consistent with the general intent of the Redevelopment Plan for the area.

**Section 3.** Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1385-10 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit B attached hereto.




**Section 4.** The Chief Deputy Agency Secretary shall certify the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 5.** 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 Chief Deputy Agency Secretary in accordance with the provisions of the Carson Zoning Ordinance.

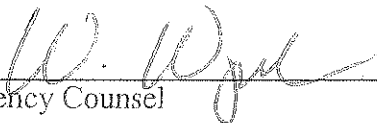
PASSED, APPROVED and ADOPTED this 18<sup>th</sup> day of January, 2012.

  
\_\_\_\_\_  
Chairman Jim Dear

ATTEST:

  
\_\_\_\_\_  
Chief Deputy Agency Secretary Wanda S. Higaki

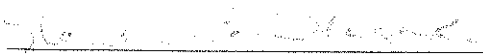
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Agency Counsel

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF CARSON                )

I, Wanda S. Higaki, Chief Deputy Agency Secretary of the Redevelopment Agency, Carson, California, do hereby certify that the whole number of members of the Carson Redevelopment Agency is five; that the foregoing resolution, being Resolution No. 12-03 was duly and regularly adopted by said Agency at a regular meeting duly held on the 18th day of January, 2012, and that the same was passed and adopted by the following vote:

- AYES:           AGENCY MEMBERS: Chairman Dear, Ruiz-Raber, Santarina, Gipson and Davis-Holmes
- NOES:           AGENCY MEMBERS: None
- ABSTAIN:       AGENCY MEMBERS: None
- ABSENT:        AGENCY MEMBERS: None

  
\_\_\_\_\_  
Chief Deputy Agency Secretary Wanda S. Higaki

**EXHIBIT "A"**

**Legal Description**

Parcel 2 of Parcel Map No. 20611, in the city of Carson, County of Los Angeles, State of California, as per map recorded in Book 227, Pages 32 and 33 of maps, in the office of the County Recorder of said county.

[MORE]



CITY OF CARSON  
REDEVELOPMENT AGENCY

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1385-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1385-10, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.



10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1385-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### PARKING

12. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.



18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

19. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 6" x 6" concrete curbs are required around all landscaped planter areas, as deemed necessary by the Planning Division.
22. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
23. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible;
  - b. Five and one gallon shrubs;
  - c. Flats of ground cover planted 8-inches on center; and
  - d. Tree height and plant materials to be approved by the project planner prior to installation.
24. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

#### GRAFFITI LANDSCAPING

25. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti, as determined by the Planning Division.
26. Graffiti shall be removed from all project areas within three (3) days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

#### AESTHETICS

27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.

28. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

#### SIGNS

29. All signage shall comply with the requirements in the MU-CS (Mixed-Use – Carson Street) zone. Signs shall be reviewed and approved by the Planning Division prior to installation.
30. The applicant shall provide building mounted signage above the proposed business shops and a monument sign. An existing sign on the west elevation of PC Warehouse shall be removed.

#### FENCES/WALLS

31. Perimeter walls shall conform to the requirements of the Carson Municipal Code and shall be architecturally coordinated with the project buildings and subject to the approval of the Planning Division.

#### LIGHTING

32. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.
33. Per Section 9138.17 (D) of the Carson Municipal Code, the applicant shall provide illumination for all storefront entries.

#### TRASH

34. Trash enclosure design shall be approved by the Planning Division prior to issuance of any building permit(s).

#### PUBLIC SAFETY - CITY OF CARSON

35. Ensure compliance with current seismic mitigation codes.

#### BUILDING AND SAFETY

36. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

37. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. A construction permit is required for any work to be done in the public right-of-way.
40. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
41. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County (contact Joaquin Herrera at 626-300-4770).

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

42. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License.

