



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** March 12, 2013  
**SUBJECT:** Conditional Use Permit No. 930-13  
**APPLICANT:** City of Carson, Public Works Department  
Attn: Gilbert Marquez  
701 E. Carson Street  
Carson, CA 90745  
**REQUEST:** Construction of an electronic message center sign  
along the Main Street frontage of Carson Park  
**PROPERTY INVOLVED:** 21411 S. Orrick Avenue

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

***Item No. 11B***

I. **Introduction**

The applicant, the Carson Department of Public Works, requests approval of Conditional Use Permit (CUP) No. 930-13 for the construction of an electronic message center sign located along the Main Street frontage of Carson Park. The proposed project is part of the Carson Park Master Plan, which is located in the OS (Open Space) zoning district. A request has been made to enhance sign identification for the park by installing an electronic message center sign on a 10-foot high monument sign.

II. **Background**

On March 23, 2011, the Planning Commission approved CUP No. 862-11 approving the construction of a 21,000-square-foot recreation center to replace the 7,500-square-foot community center building. The Planning Commission concurrently approved CUP No. 863-11 for a shared parking agreement between Carson Park and Carson Street Elementary School.

III. **Analysis**

*Location/Site Characteristics/Existing Development*

The subject property is located at 21411 S. Orrick Avenue. Carson Park is 10.9 acres and the Carson Park Master Plan focuses improvements on the eastern 9.3 acres of the park.

Carson Park is developed with ball fields, 2 basketball courts, a children's play area, a horse shoe area, meeting/craft rooms, picnic areas, a snack bar, volleyball courts, and a swimming pool. The Carson Park Master Plan proposes construction of a 21,210 square foot building for a gymnasium, activity room, dance room, computer room, workout area, childcare facility, and a concession area. This \$14 million project is scheduled to be complete in April 2013.

*Zoning/General Plan*

The subject property is located in the OS zone. The majority of properties to the north, south, west and east are zoned RS (Residential, Single-family). A mobilehome park is located to the northeast is zoned RM-25-ORL (Residential; Multi-family; 25 units per acre; Organic Refuse Landfill). To the south is Carson Street Elementary. To the southwest are commercial properties located in the MU-CS (Mixed Use-Carson Street) zone.

*Applicable Zoning Ordinance Regulations*

Pursuant to Carson Municipal Code (CMC) Section 9156.7, no signs in the OS zone shall have a sign face area greater than 50 feet and the total sign area shall not be greater than 200 square feet, except as otherwise approved in connection with a

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CUP No. 930-13

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conditional use permit. There are several signs proposed in connection with the Carson Park Master Plan. There is a main identification sign adjacent to the new building, a marquee/monument sign at the corner of Orrick Avenue and 213<sup>th</sup> Street, smaller signs associated with various activities and the proposed electronic message center sign. Collectively, the signs exceed 200 square feet necessitating the request for a conditional use permit. In addition, the CMC requires a conditional use permit for any electronic message center sign in commercial and industrial areas.

#### Conditional Use Permit No. 930-13

Initially the Parks and Recreation staff was interested in providing an electronic message center at the corner of Orrick Avenue and 213<sup>th</sup> Street. After discussions with the Planning Division and Department of Public Works, it was determined that the sign should not be located in close proximity to residences and would be more properly viewed from Main Street.

The Department of Public Works proposes to install an electronic message center monument sign that is 10 feet in total height. The proposed sign will replace the existing monument sign located in front of the Carson Park pool building. The decorative pedestal base with stone veneer will be six feet in height supporting the 4 foot by 8 foot sign cabinet. The upper section of the cabinet will contain a static sign indicating "Carson Park". The lower section will provide for the 2 foot by 4 foot electronic message sign.

This is the first time that an electronic sign has been requested for a public park. The Parks and Recreation Division indicate that Carson Park is being developed as the City's namesake park and flagship facility. It is important to advertise not only Carson Park's activities, but all of the city's functions on a highly visible location that is centrally located. The location on Main Street is far enough from any residential dwelling so as not to disturb residents.

The typical standards for electronic message center signs will be applied as conditions of approval as follows:

1. Brightness: 3500 candelas per square meter daytime, 600 at night;
2. Message duration: 8 seconds minimum;
3. Message transition: Instant transition or 1-2 seconds if fading;
4. Require automatic brightness control keyed to ambient light levels; and
5. Require display to go dark if there is a malfunction

#### *Issues of Concern – Establishment of a Precedent for Electronic Signs in Public Parks*

The request for an electronic message center sign at Carson Park is unusual. Public parks are considered a passive use and generally are located in residential areas. Monument signs displaying the name of the park are customary. Another common sign type includes marquee signs which provide the name of the park and a lockable door for a changeable message sign. Since the Parks and Recreation Division assures that no other parks will be proposed for an electronic message sign, the Planning Commission



can determine if there is justification to allow Carson Park to have an electronic message sign. Carson Park does have frontage on Main Street, a major collector street, which will have increased vehicular traffic with the development of the Boulevards at South Bay and the Porsche Driving Experience. Carson Park is centrally located and will have a broad range of facilities and programs that are intended to be used by the entire community.

### *Required Findings*

Pursuant to Section 9172.21.D, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.

The proposed project is consistent with the General Plan of the City of Carson in that the subject property is designated for Recreational Open Space and zoned OS (Open Space). The adjacent properties to the north, south, east, and west are primarily residential. The proposed sign will be located along Main Street which is a mixed use corridor with residential, commercial and industrial land uses.

2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.

The proposed project meets the design and development standards in the CMC. The proposed electronic message center monument sign will replace an existing monument sign.

3. There will be adequate street access and traffic capacity.

The proposed sign does not impact street access and traffic capacity. The sign location will not impede the view from motorists entering and exiting the parking area.

4. There will be adequate water supply for fire protection.

5. The proposed use and development will be compatible with the intended character of the area.

The proposed design minimizes the size of the electronic message sign. The 2-foot by 8-foot electronic message sign will be viewed on both sides. Conditions have been included to minimize any impacts from light or glare and time restrictions will allow the sign to be illuminated from 7:00 a.m. to 9:00 p.m. The 10-foot height of the sign is consistent with the requirements for a monument sign.

The required findings pursuant to CMC Section 9172.21 (D) Conditional Use Permit Approval Authority and Findings and Decision, can be made in the affirmative. Details can be found in the attached Resolution.



V. Environmental Review

Pursuant to Section 15303 "New Construction or Conversion of Small Structures" of the California Environmental Quality Act (CEQA), the construction of a new electronic display sign does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

VI. Conclusion

The proposed electronic message center monument sign will aid in sharing information related to park and recreation programs at services offered at Carson Park and other locations.

VII. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 930-13 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 CONDITIONAL USE PERMIT NO. 930-13 FOR CONSTRUCTION OF AN ELECTRONIC MESSAGE CENTER SIGN ALONG THE MAIN STREET FRONTAGE OF CARSON PARK."

Exhibits

1. Proposed Sign
2. Proposed Resolution

Prepared by:

  
Sheri Repp Loadsman, Planning Officer

Reviewed and Approved by:

  
Sheri Repp Loadsman, Planning Officer

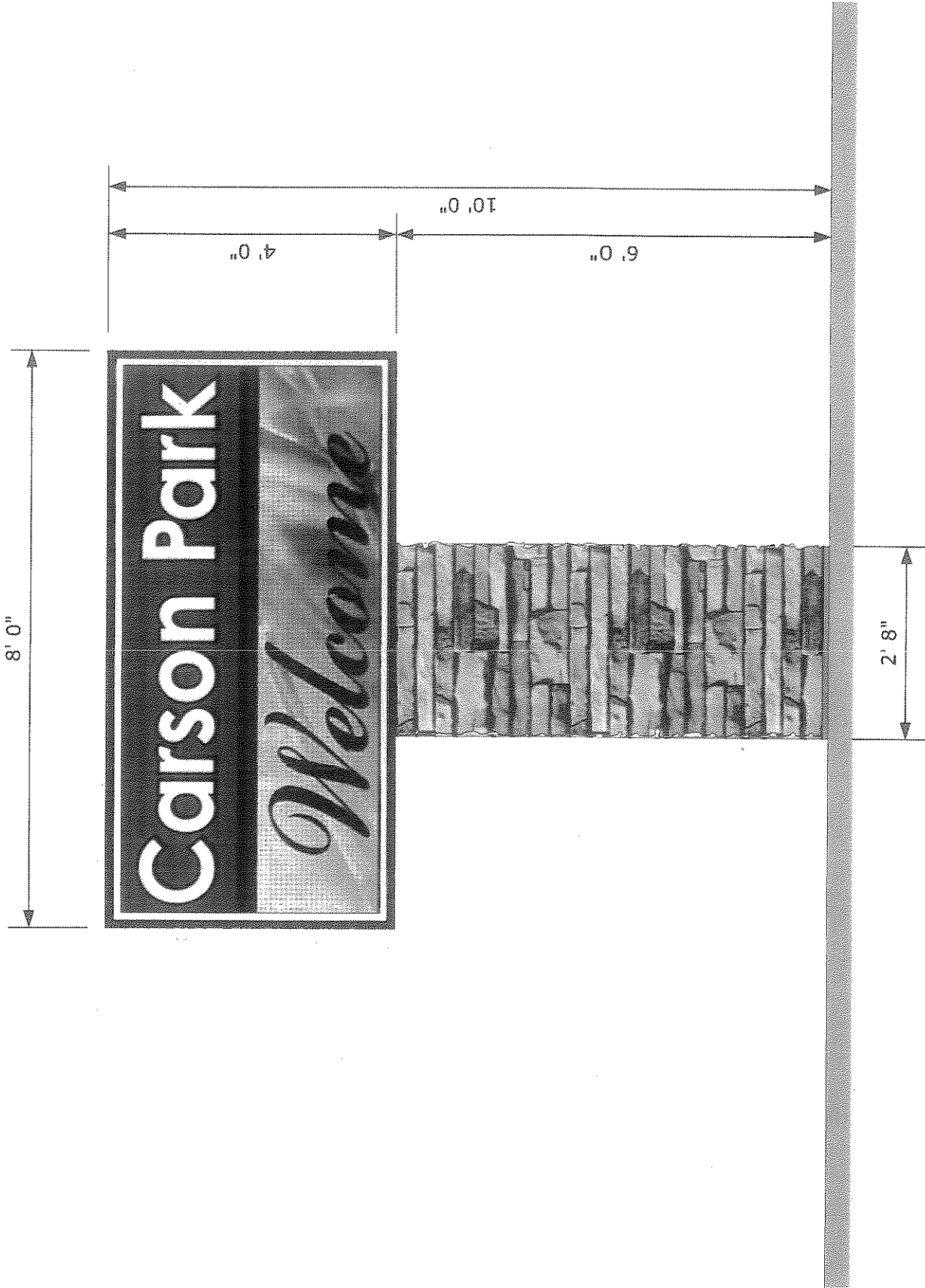


EXHIBIT NO. 01



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 930-13 FOR CONSTRUCTION OF AN ELECTRONIC  
MESSAGE CENTER SIGN ALONG THE MAIN STREET  
FRONTAGE OF CARSON PARK**

**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, the Department of Public Works, with respect to real property located at 21411 S. Orrick Avenue requesting the approval of an electronic message center monument sign within the OS (Open Space) zoning district.

A public hearing was duly held on March 12, 2013, 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 proposed electronic message center monument sign meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. The surrounding properties are developed primarily with residential single family dwellings. The proposed sign will be located on Main Street which includes a variety of residential, commercial and industrial properties in the surrounding area. The proposed project is compatible with the neighborhood. The proposed project is part of the Carson Park Master Plan, which is designated in the Land Use Element as Recreational Open Space and is located in the OS (Open Space) zoning district.
- b) Pursuant to Carson Municipal Code (CMC) Section 9156.7, no signs in the OS zone shall have a sign face area greater than 50 feet and the total sign area shall not be greater than 200 square feet, except as otherwise approved in connection with a conditional use permit. There are several signs proposed in connection with the Carson Park Master Plan. There is a main identification sign adjacent to the new building, a marquee/monument sign at the corner of Orrick Avenue and 213th Street, smaller signs associated with various activities and the proposed electronic message center sign. Collectively, the signs exceed 200 square feet necessitating the request for a conditional use permit. In addition, the CMC requires a conditional use permit for any electronic message center sign in commercial and industrial areas.
- c) The proposed sign will replace the existing monument sign located in front of the Carson Park pool building. The decorative pedestal base with stone veneer will be six feet in height supporting the 4 foot by 8 foot sign cabinet. The upper



section of the cabinet will contain a static sign indicating "Carson Park". The lower section will provide for the 2 foot by 4 foot electronic message sign. Conditions have been included

- d) The proposed design minimizes the size of the electronic message sign. The 2-foot by 8-foot electronic message sign will be viewed on both sides. Conditions have been included to minimize any impacts from light or glare and time restrictions will allow the sign to be illuminated from 7:00 a.m. to 9:00 p.m. The 10-foot height of the sign is consistent with the requirements for a monument sign.
- f) The site is adequate in size, shape, topography, location, and utilities to accommodate the proposed sign. Adequate water supply is provided.

**Section 4.** The Planning Commission further finds that the electronic message center monument sign will not have a significant effect on the environment. The electronic message center monument sign will not alter the predominantly residential single family character of the surrounding area and meets or exceeds all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (New Construction or Conversion of Small Structures).

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 930-13 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 to the adoption of the 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 Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 12<sup>th</sup> DAY OF MARCH, 2013.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

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**SECRETARY**

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**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 930-13**

GENERAL CONDITIONS

1. If a building permit for Conditional Use Permit Nos. 907-12 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. 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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
3. The applicant shall submit two complete sets of plans 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.
4. The proposed electronic message sign shall operate as follows:
  - a. No motion, flashing or animation;
  - b. Message duration 8 seconds minimum;
  - c. Message transition shall have instant transition or 1-2 seconds if fading;
  - d. Require automatic brightness control keyed to ambient light levels;
  - e. Require display to go dark if there is a malfunction;
  - f. Hours of operation shall be from 7:00 a.m. to 9:00 p.m.; and
  - g. Brightness shall be a maximum of 3,500 candelas per square meter daytime and 600 at night.

A landscape planter shall be constructed around the proposed sign.

