



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2017

SUBJECT: Design Overlay Review No. 1645-17

APPLICANT: Core States Group (McDonald's)
4240 E. Jurupa, Suite 402
Ontario, CA 91761

PROPERTY OWNER: County Sanitation District No. 8 of Los Angeles County
1955 Workman Mill Road, Whittier 90601

REQUEST: To remodel the exterior of an existing 3,810-square-foot McDonald's Restaurant along with associated site improvements, located within the CG-D (Commercial, General – Design Overlay) zoning district.

PROPERTIES INVOLVED: 130 E. Sepulveda Boulevard, 90745

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Madrigal
		Vice-Chair Pimentel			Mitoma
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Property Owner

County Sanitation District No. 8 of Los Angeles County
1955 Workman Mill Road, Whittier 90601

Applicant

Core States Group - Robert Preece (McDonald's USA, LLC – Scott Wilkeson)
4240 East Jurupa Suite 402, Ontario, 91761
(909) 476-8907
rpreece@core-eng.com

Representative

Core States Group – Anna Doan
4240 East Jurupa Suite 402, Ontario, 91761
(909) 476-8914
adoan@core-eng.com

II. Project Description

The applicant is proposing Design Overlay Review No. 1645-17 for a minor exterior remodel of an existing McDonald's restaurant including paint, trellis and canopy system, brand wall and lighting, and landscaping site improvements in the Commercial, General – Design Overlay (CG-D) zone located at 130 E. Sepulveda Boulevard.

III. Project Site and Surrounding Land Uses

The project site is located in the southwest part of the City near the intersection of E. Sepulveda Boulevard and S. Main Street. The following provides a summary of the site information:

Site Information	
General Plan Land Use	General Commercial
Zone District	Commercial, General Design Overlay (CG-D)
Site Size	24,024 square feet (or 0.55 acres)
Present Use and Development	Existing restaurant within Carson Depot Shopping Center
Surrounding Uses/Zoning	North: CVS pharmacy zoned CG-D, and Single-Family Residential neighborhood zoned RS. South: Light Industrial/Business Park zoned ML-D. East: Single-Family Residential neighborhood zoned RS. West: Heavy Industrial zoned MH.
Public Street Access	Ingress/Egress: E. Sepulveda Blvd and S. Main St.

Public Safety Issues

None

IV. Analysis

Use

The property is currently developed with a 3,810 square foot McDonald's restaurant with a drive-thru that is part of the Carson Depot Shopping Center containing national brand tenants such as Home Depot, Albertsons, Staples, and Starbucks. The restaurant is open daily from 4:00 am to 12:00 am.

Site Plan

The existing restaurant building sits adjacent to E. Sepulveda Boulevard. The drive-thru lane, building square footage, and parking areas will not be altered by the proposed remodel.



Building and Architecture

The proposed project includes several changes to the façade including new paint, the addition of a vertical entry feature and horizontal trellis/canopies. The canopies minimize the building's vertical appearance, enhance the pedestrian scale, and provide visual continuity along the exterior building faces. While the overall scale and main architectural features of the building remain the same, the proposed minor changes to the colors and architectural details make the building a little different than the rest of the center. Staff believes this differentiation is acceptable.

In an effort to enhance the façade design, staff recommends the incorporation of a contrasting base color/material such as stone (Condition of Approval No. 15).

Existing and Proposed – West (Front) & East (Rear) Elevations:



Existing and Proposed – North/Drive-thru side Elevation:



Existing and Proposed – South/Non-drive-thru side Elevation:



Landscaping

The existing site landscaping consists of a variety of trees, shrubs, and lawn. Though the landscaping is well maintained, it is dated and does not adequately screen the building or visual impacts of idling vehicles waiting in the drive-thru lane from the public right-of-way.

Staff recommends enhancing the existing landscaping by screening the drive-thru lane from the street with an all-plant wall that extends a minimum height of 42 inches from the base of the drive thru lane or a built structure such as a trellis (Condition of Approval No. 24). Staff also recommends adding a landscaped trellis/ vertical wall garden on under articulated portions of the north elevation (Condition of Approval No. 25).

Access and Parking

Access to the site is available via two existing driveways from E. Sepulveda Boulevard and S. Main Street. In addition, the project site has 32 existing parking stalls and no change is proposed.

During the review of this proposal, staff requested that the applicant consider providing electric vehicle (EV) charging stations within the shopping center, as part of this project, due to the increasing need and request for EV charging stations within the City. In response to staff comments, the applicant stated that providing EV charging stations within the shopping center "...would be at the discretion of the landlord." A condition of approval has been added that the applicant coordinate with the shopping center landlord to provide an electric vehicle (EV) charging station within the shopping center(Condition of Approval No. 34).

Development Impact Fees

The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments to pay for impacts of a project on the City's infrastructure. Projects with existing buildings are exempt from this proposed fee. Since this project is proposed within the existing McDonald's restaurant building, the project is exempt from DIF.

V. Zoning and General Plan Consistency

The McDonald's was constructed with a General Plan Land Use designation of General Commercial and it remains consistent with the surrounding Commercial uses.

VI. Environmental Review

The proposed project is exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption (CE) Section 15301 (a), Class 1 for Existing Facilities.

VII. Public Notice

Public notice was posted to the project site on June 21, 2017. Notices were mailed to property owners and occupants within 300 feet on June 21, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VIII. Recommendation

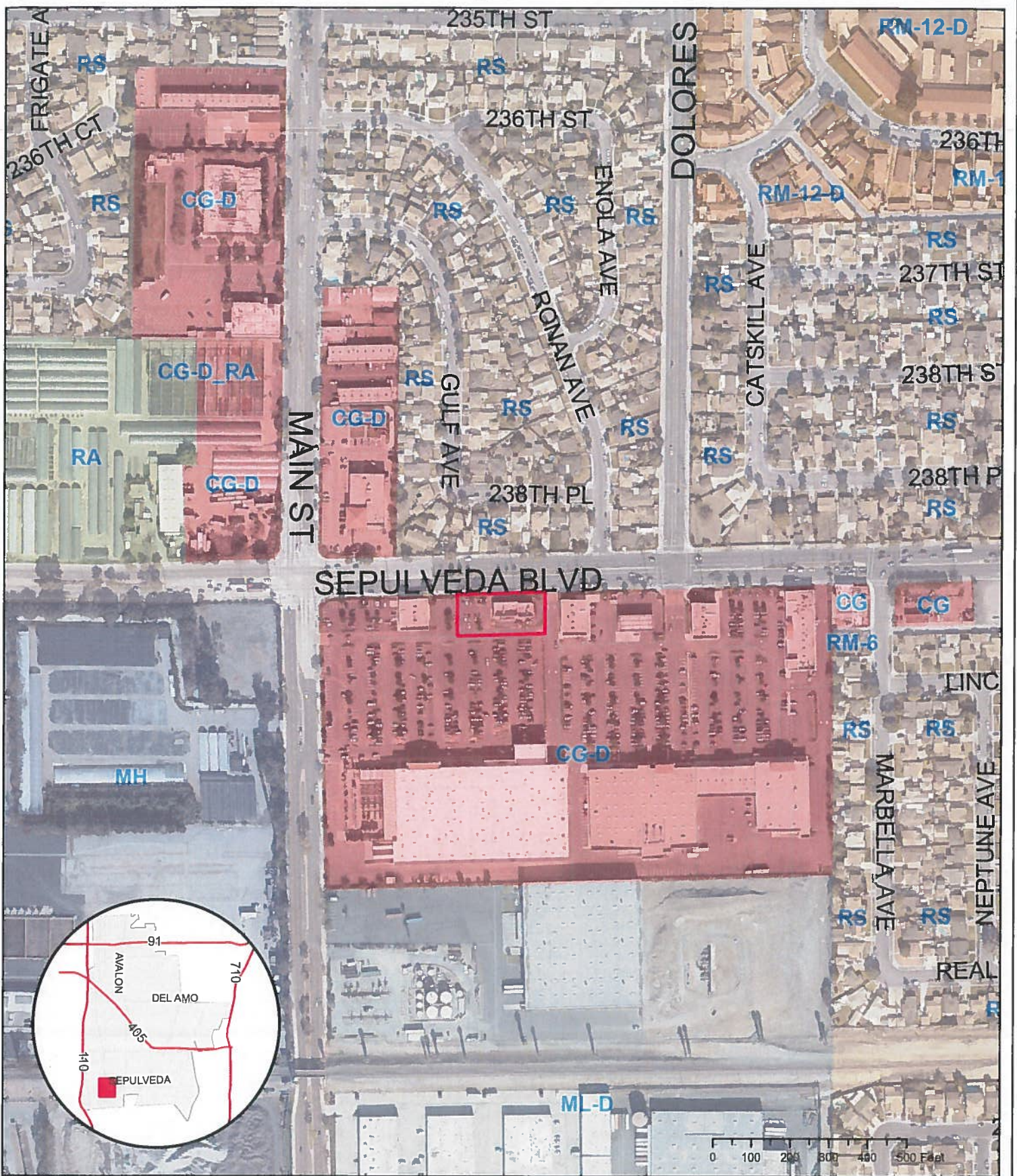
That the Planning Commission:

- **WAIVE** further reading;
- **APPROVE** the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **ADOPT** Resolution No. 17-___, approving Design Overlay Review No. 1645-17 to permit the exterior remodel of an existing McDonald's restaurant for a property located at 130 E. Sepulveda Boulevard.

IX. Exhibits

1. Zoning Map
2. Resolution, Exhibit "A" and Conditions of Approval
3. Site Plan, floor plan and building elevations

Prepared by: Ethan Edwards, Contract Planner



City of Carson EXHIBIT NO. 1 -
130 E Sepulveda Blvd



CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 17-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1645-17 TO REMODEL THE EXTERIOR OF AN EXISTING 3,810-SQUARE-FOOT MCDONALD'S RESTAURANT ALONG WITH ASSOCIATED SITE IMPROVEMENTS LOCATED AT 130 E SEPULVEDA BOULEVARD

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, Core States Group, on behalf of the property owner, McDonald's USA, LLC, with respect to real property located at 130 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto requesting approval to remodel an existing McDonald's restaurant located at 130 E Sepulveda Boulevard. The request includes:

- Design Overlay Review No. 1645-17 to remodel an existing McDonald's restaurant with 3,810-square-feet on a 0.55 acre site zoned Commercial, General – Design Overlay. The minor exterior remodel will consist of new paint, trellis and canopy system, brand wall and lighting, and landscaping site improvements.

Section 2. A public hearing was duly held on July 11, 2017, at Carson City Hall, 701 East Carson Street, Carson, California. A notice of the 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 said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of General Commercial and the existing development and proposed renovation is compatible with the surrounding areas.
- b) The proposed project is within the Carson Depot Shopping Center and the proposed remodel is compatible with the architecture and design of existing and anticipated development in the area, including site planning, land coverage, landscaping, and appearance.
- c) The project site circulation will remain unchanged. The project site is within the Carson Depot Shopping Center and parking areas will not be altered by the proposed remodel.
- d) The proposed development will have direct access to E. Sepulveda Boulevard and secondary access to S. Main Street.



- e) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.
- f) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.

Section 4. Pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines the project is categorical exempt. The proposed project to remodel the existing McDonald's Restaurant building reasonably falls within this exemption category and no foreseeable significant impacts would result. As such, the Planning Commission hereby approves the Categorical Exemption.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1645-17 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.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JULY, 2017

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 3 OF PARCEL MAP NO. 24965, IN THE CITY OF CARSON, AS SHOWN ON A MAP FILED IN BOOK 289, PAGES 81 THROUGH 87, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THE NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL A ABOVE ESTABLISHED BY AND FOR THE PURPOSES STATED IN ARTICLE III OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 99-1882805 OF OFFICIAL RECORDS AND THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL A ABOVE ESTABLISHED BY AND FOR THE PURPOSES STATED IN ARTICLE 2 OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (PARCEL MAP NO. 24965), PARCELS 1 THROUGH 10, INCLUSIVE, RECORDED OCTOBER 1, 1999 AS INSTRUMENT NO. 99-1882814 OF OFFICIAL RECORDS.

APN(s): 8940-373-042 (Possessory Interest) 7406-001-905 (Fee Interest)



**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY NO. 1645-17**

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1645-17 is not issued within one year of their effective date of approval, said permit shall be declared null and void unless an extension of time is previously 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 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 applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. 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.
7. 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.
8. 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.



9. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
13. Indemnification. The applicant, the owner, tenant(s), and their subsequent successors (Parties) agree to 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, or in any way related to any damage or harm to people or property, real and personal, that may result from the Parties operations or any claims against the City for or as a result of the granting of the approval. The City will promptly notify the Parties of any such claim, action, or proceeding against the City, and Parties will pay the City's associated legal costs and will advance funds assessed by the City 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 Parties' 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. Parties shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Parties fails to provide or maintain the deposit, the City may abandon the action and Parties shall pay all costs resulting therefrom and the City shall have no liability to Parties.



AESTHETICS

14. Exterior building elevations showing building wall materials, roof types, exterior colors and appropriate vertical dimensions shall be included in the development construction drawings.
15. **The applicant shall provide revised elevations for Planning Division's review and approval to add new contrasting base color/material such as stone.**
16. All exterior roof-top mechanical, heating and air conditioning equipment and appurtenances thereof, shall be completely screened from public view by parapet walls that are architecturally treated so as to be consistent with the building. The construction plans shall include appropriate elevations and cross section drawings demonstrating how such equipment is to be screened from public view (include dimensions, materials and colors).
17. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.)
18. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
19. Prior to Issuance of building permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

20. LANDSCAPE/IRRIGATION

21. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
22. Landscaping shall be provided with a permanently installed working, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
23. The proposed irrigation system shall include best water conservation practices.
24. **Landscaping shall be provided to screen the drive-thru lane from the street with an all-plant wall that extends a minimum height of 42 inches from the base of the drive thru lane or a built structure such as a trellis.**
25. **A landscaping trellis/vertical wall garden on under articulated portions of the north elevation shall be provided.**
26. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

27. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

28. Site lighting shall be reviewed and approved by the Planning Division prior to the issuance of building permits.
29. Exterior lights shall be arranged or shielded in such a manner as to contain direct illumination on the parking area and avoid glare on an adjoining site.
30. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
31. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.
32. The hours of operation shall be open daily from 4:00 am to 12:00 am.

PARKING

33. All driveways shall remain clear. No encroachment into driveways shall be permitted.
34. The applicant shall coordinate with the shopping center landlord to provide an electric vehicle (EV) charging station within the shopping center.

BUILDING AND SAFETY DIVISION

35. Submit development plans for plan check review and approval.
36. Obtain all appropriate building permits and an approved final inspection for the proposed project.
37. Prior to issuance of building permit, proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

38. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
39. A construction permit is required for any work to be done in the public right-of-way.



Prior to Issuance of Building Permit

40. Any existing off-site 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. A construction permit is required for any work to be done in the public right-of-way.
42. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
43. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.
44. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

Prior to Issuance of Certificate of Occupancy

45. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

BUSINESS LICENSE

46. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

