



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 28, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1812-19

APPLICANT: Go Kart World
c/o John R. Harris, II
2130 Recreation Road
Carson, CA 90745

PROPERTY OWNER: Mitch Cohen
7021 Radford Avenue
North Hollywood, CA 91605

REQUEST: Consider approval of a Site Plan and Design Review No. 1812-19 for a proposed metal rain shed roof.

PROPERTY INVOLVED: 21830 Recreation Road

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

Item No. 6B

I. Introduction

Applicant

Go Kart World
c/o John R. Harris, II
21830 Recreation Road
Carson, CA 90745

Property Owner

Mitch Cohen,
Trustee of the Cohen Trust
7021 Radford Avenue
North Hollywood, CA 91605

II. Project Description

The applicant requests approval of Site DOR No. 1812-19 to install a new metal rain shed roof over one of six go car tracks at the existing Go Kart World facility located in the CG-D (Commercial, General; Design Overlay District) zone.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Go Kart World is a Southern California amusement park providing competitive driving for all ages and skill levels. Along with six go-kart tracks there is a large video arcade and banquet and conference facilities on site. The six go-kart tracks include a Kiddy Track where very young children can race on battery powered go karts; Bumper Car Track for both children and adults; Mini Indy Track for drivers who are 16 years or older; Slick Track which is made of highly polished concrete with special treatment to simulate Sprint Car Racing.; Turbo Track and Super Track for racing at speeds of 40 mph. Hours of operation are Sunday through Thursday from 10:00 AM to 10:00 PM and Friday through Saturday from 10:00 AM to 12:00 AM.

III. Project Site and Surrounding Land Uses

The subject property is located in the CG-D zone and is designated Regional Commercial under the Land Use Element of the General Plan. The subject property is located on southeast corner of Carson Street and Recreation Road.

Land uses surrounding the project site include the Dominguez Channel the 405 San Diego Freeway and commercial and residential uses thereafter. The Dominguez Channel is immediately to the north and east of the subject property. The 405 San Diego Freeway is immediately to the south and west of the subject property.



Figure (a) Project Site in context to surrounding area.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Regional Commercial
Zone District	CG-D (Commercial, General – Design Overlay District)
Site Size	19,258 square feet (0.44 acres)
Present Use and Development	Go Kart World
Surrounding Uses/Zoning	North: Dominguez Channel; OS (Open Space) South: 405 Freeway East: Dominguez Channel; OS (Open Space) West: 405 Freeway
Access	Ingress/Egress: Recreation Road

IV. Analysis

Site History

The subject property was originally developed in 1992 as a go kart driving skill course with an arcade and an adjoining at grade parking lot. At that time, the Planning Commission approved Design Overlay Review No. 564-92, Conditional Use Permit Nos. 392-92 and 393-92, and Variance No. 358-92 to construct and operate the driving skill course with amenities. The facility is situated on Recreation Road, between the 405 Freeway and the Dominguez Channel, north of the Kia of Carson automotive dealership.

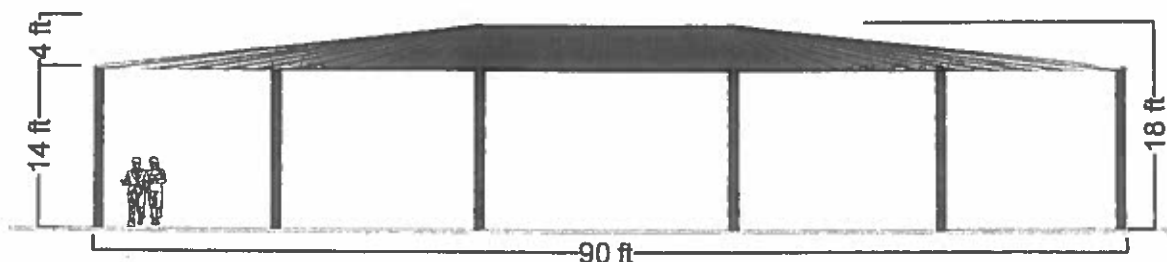


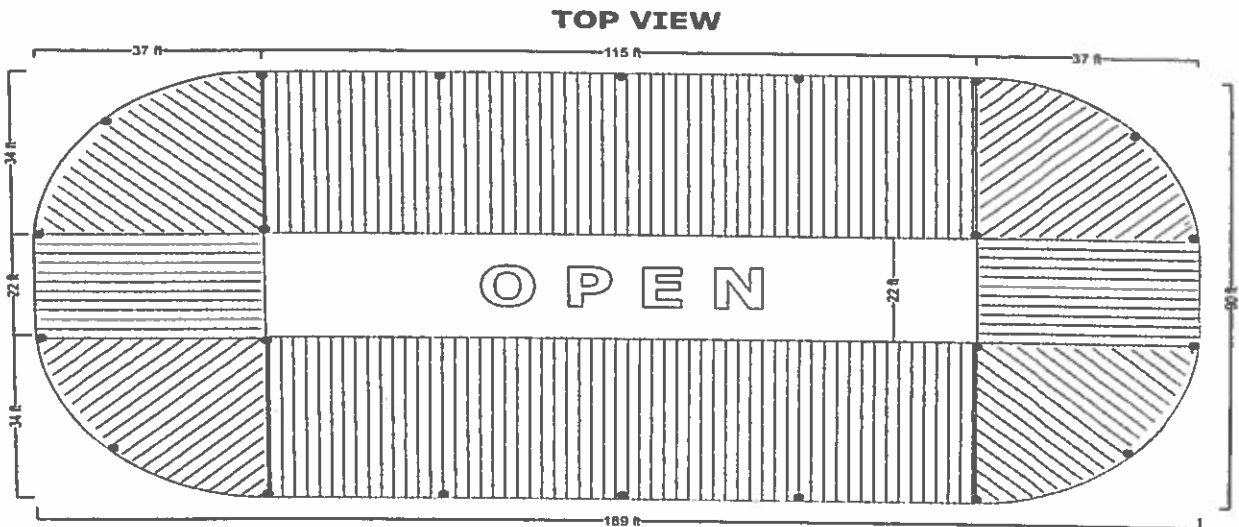
Site Plan

Of the existing tracks, all but the Slick Track can be operated in light rainfall conditions. Due to its polished surface, the Slick Track becomes too slippery to use during light rainfall or drizzle. The applicant proposes to install a metal rain shed roof to keep the track dry and thereby allowing operations to continue during inclement weather.

The proposed metal roof will measure approximately 9,500 square feet. The metal roof will be made of galvanized steel and supported by steel pole structures. The dimensions will be approximately 90 feet long by 18 feet high at its highest point.

END SECTION / ELEVATION





V. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the Commercial, General Center (CG) zoning designation and Regional Commercial General Plan land use designation and will remain consistent with the surrounding uses.

VI. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities.

VII. Public Notice

Notice of public hearing was posted to the project site on January 15, 2020. Notices were mailed to property owners and occupants within a 750' radius on January 15, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VIII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 19-____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1812-19 FOR A PROPOSED METAL RAIN SHED ROOF AT 21830 RECREATION ROAD."

IX. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans

Prepared by: Kaneca Pompey, Planning Technician

**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 19-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1812-19 FOR A PROPOSED RAIN SHED
ROOF AT 21830 RECREATION ROAD**

WHEREAS, on November 19, 2019, the Department of Community Development received an application from Go Kart World, for real property located at 21830 Recreation Road and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1812-19 to allow for the construction of a rain shed roof; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-eighth day of January, 2020, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by January 145, 2020; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission determines that the facts of this matter are as follows:

1. With respect to the **Site Plan and Design Review No. 1812-19** to permit the design for a proposed rain shed roof:
 - 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 Regional Commercial and the proposed development is compatible with the surrounding areas.
 - b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
 - c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Two existing driveways along Recreation Road will provide access to the site. The project design will allow for and promote safe and convenient pedestrian and vehicle circulation.
 - d) All signage associated with this project will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness and restraint in signing graphics and color.

EXHIBIT NO. - 1



SECTION 3. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines section 15301, Class 1—Existing Facilities. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1812-19 comply with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) and of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1812-19 for a proposed rain shed roof at 21830, subject to the Conditions of Approval contained in Exhibit B.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and ADOPTED this 28th day of January, 2020.

CHAIRPERSON

ATTEST:

SECRETARY



EXHIBIT "A"

An undivided one-half (1/2) interest in:

Lot 30 of Tract 4546, in the county of Los Angeles, state of California, as per map recorded in book 50 pages 21 and 22 of Maps, in the office of the county recorder of said county.

EXCEPT that portion lying northeasterly of a line which is parallel to and 225 feet southwesterly, measured at right angles from the southwesterly line of Lots 21 and 42 of said Tract 4546, as condemned by County of Los Angeles for flood control channel (Dominguez Channel), Los Angeles County Superior Court Case No. 606003. A certified copy of final decree of condemnation recorded November 27, 1953 in book 43258 page 2, Official Records; and

ALSO EXCEPT that portion lying southwesterly of the following described line and its northwesterly prolongation:

BEGINNING at the northwest corner of said lot; said corner being also in the easterly line of Edgar Street, 50.00 feet wide, as shown on said map; thence along the northerly line of said lot, North 89° 50' 31" East 467.68 feet to the true point of beginning; thence leaving said northerly line, South 36° 54' 23" East 100.71 feet to a point of tangency with a curve concave northeasterly, having a radius of 1000.00 feet; thence southeasterly along said curve through an angle of 2° 21' 44" an arc distance of 41.23 feet; thence tangent to said curve South 39° 16' 07" East 279.39 feet to the southerly line of said lot.

Lot 31 of Tract Number 4546, as per map recorded in book 50, pages 21 and 22 of Maps; in the office of the county recorder of said county.

SUBJECT to all taxes, covenants, conditions restrictions, easements, rights and rights of way of record.

FURTHER AND MORE FULLY DESCRIBED AS:

Tract 43751 being a subdivision of a portion of Lots 30 and 31 of Tract No. 4546, as shown on a map in book 50, pages 21 and 22 of maps, records of Los Angeles County.

(As recorded May 17, 1988), map book 1107, pages 93 through 95, records of Los Angeles County Recorder.

96 1643302

Exhibit "A"



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1812-19

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1812-19 and Conditional Use Permit No. 1077-18 are not issued within **two years** 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 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, property owner, and/or successor to whom these project entitlements are assigned ("Developer") 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. Substantial project 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. A modification of these conditions, 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.
8. 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.
9. 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.

10. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City 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 attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

1. 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.
2. 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.).
3. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

LIGHTING

1. Adequate lighting for the parking areas shall be provided.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
3. 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.

PARKING

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

TRASH

1. Trash collection shall comply with the requirements of the City's trash collection company.

BUILDING AND SAFETY DIVISION

1. Submit development plans for plan check review and approval.
2. Obtain all appropriate building permits and an approved final inspection for the proposed project.
3. 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.

FIRE DEPARTMENT

1. The proposed development shall comply with all Los Angeles County Fire Department requirements.

BUSINESS LICENSE

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

