



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 15, 2020

SUBJECT: Mural Installation

APPLICANT/OWNER: MBK Rental Living, LLC
Lisa Cabral, Marketing Manager
4 Park Plaza #1000
Irvine, CA 92614

REQUEST: Consider approval of a Mural installation at Evolve South Bay/MBK Homes Apartments

PROPERTY INVOLVED: 20330 South Main Street

COMMISSION ACTION

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

Item No. 5A

I. Introduction

Applicant
MBK Rental Living, LLC
4 Park Plaza, #1000
Irvine, CA 92614

Property Owner
MBK Rental Living, LLC
4 Park Plaza, #1000
Irvine, CA 92614

II. Project Description

The property owner of the Evolve Apartments, MBK Rental Living, LLC, submitted a request for the approval of a painted mural on the northernly facing retaining wall at 20330 South Main Street.

Evolve Apartments is a multi-family residential mixed-use project consisting of 300 apartments, leasing/amenity space, and co-work commercial space.

III. Project Site and Surrounding Land Uses

The subject property is located in the Specific Plan-10 zone and is designated Mixed-Use Residential under the Land Use Element of the General Plan. The subject property is located on the northeast corner of Main Street and Del Amo Boulevard.

Land uses surrounding the project site include industrial, recreation and commercial.



Figure above shows project site in context to its surrounding zoning.

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

Site Information	
General Plan Land Use	Mixed-Use Residential
Zone District	Specific Plan - 10
Site Size	Approximately 12 acres
Present Use and Development	Multi-Family Mixed-Use
Surrounding Uses/Zoning	North: Commercial; CR-D-ORL South: Specific Plan 10 East: Interstate 405 Freeway West: Industrial; ML-ORL-D
Access	Ingress/Egress: 223 rd Street

IV. Analysis

The subject property is located on northerly property line of 20330 Main Street. The mural is visible to vehicular traffic southbound on the I-405 Freeway. The proposed mural measures approximately 30' feet high by 120' feet wide and would be painted on the northern retaining wall facing the I-405 Freeway (Exhibit A). Because this project is installed on private property, maintenance of the mural will be the responsibility of the property owner.

There are two mural options for the Planning Commission to choose from. The attached photo-simulations shows the two options by artist Michael Che Romero of Vivache Designs.

Mural Concept 1 as described by the artist: From peace within comes confidence. Living in the moment and realizing that you are here in one of the most diverse and beautiful places in the world you call home: this dynamic contemporary street art design, ties in the Evolve logo with line and geometric shape elements. The repeated floral background pattern with subtle sunset gradation and palms trees adds a so-cal natural element. The line art face (racial and gender-ambiguous) gazes up peacefully and humbly, looking into the future of Evolve connecting with the human spirit.

Designer Concept 1



Mural Concept 2 as described by the artist: A home becomes more than a place to live when it provides comfort and a sense of belonging. A pair of holding hands symbolize those feelings, especially in a time when people struggle to connect. The transformation of the hands into birds signifies the possibilities of what one can become with that foundation of care.

Designer Concept 2



V. Environmental Review

Pursuant to Section 15060(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed Operations Agreement is not subject to CEQdA because the activity will not result in direct or reasonable foreseeable indirect physical change in the environment.

VI. Public Notice

Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750' radius on July 2, 2020. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

The Planning Commission is charged with reviewing mural requests including size, height, location and other restrictions the Planning Commission deem appropriate. General criteria that can be used in evaluating wall murals include aesthetic quality and harmony of the art work.

VIII. Exhibits

1. Proposed Location
2. Proposed Conditions of Approval

Prepared by: Alvie Betancourt, Planning Manager

Exhibit 1
Site Elevations



Exhibit 2
Conditions of Approval

Planning Conditions

1. Except as set forth in conditions, development shall take place substantially as shown on the approved elevation renderings. Any material deviations must be approved by the Planning Commission.
2. Within (30) days of approval of the project, the property owner shall certify his/her acceptance of the conditions placed on the approval by signing a notarized Affidavit of Acceptance stating that he/she accepts and shall be bound by all of the conditions.
3. Approval shall be valid for twelve (12) months from the date of the final determination. Time extensions may be granted at the discretion of the Community Development Director.
4. The applicant shall defend and hold harmless and indemnify the City and its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval by the City concerning the project. The City shall promptly notify the applicant of any filed claim, action or proceeding and shall cooperate fully in the defense of the actions.
5. Applicant shall agree to the removal of graffiti incidents within 72 hours.
6. Applicant shall maintain and preserve the mural in good condition to the satisfaction of the City.
7. A sign permit shall become null and void if the sign for which the permit was issued had not been installed within one year of permit issuance.
8. Vivache Designs shall submit the endorsement of MBK Rental Living, LLC for proposed mural work.