



PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 9, 2021

SUBJECT: Continued Public Hearing for: Site Plan and Design Review (DOR) No. 1866-21

APPLICANT: Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

PROPERTY OWNER: Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

REQUEST: Consider approval of a Site Plan and Design Review No. 1866-21 for a proposed Starbucks restaurant with Drive-Thru.

PROPERTY INVOLVED: 860 E. Carson Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice-Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			vacant
		Huff			Alt. Docdocil Alt. Hernandez Alt. Wilson

Item No. 5A

On the regularly scheduled Planning Commission meeting of October 26, 2021, the public hearing was opened, public comment was taken, and the item was continued to the Planning Commission’s regularly scheduled meeting of November 9, 2021.

I. Introduction

Applicant

Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

Property Owner

Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

II. Project Description

The applicant, Merona Enterprises, Inc., requests approval of DOR No. 1866-21 to demolish an existing 3,600 square foot free standing restaurant and to construct a new Starbucks restaurant with drive-thru and in the CR-D (Commercial, Regional Center; 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.

Starbucks is one of the largest American coffee & craft chains. Its headquarters are in Seattle, Washington. The company operates more than 30,000 retail stores, in 83 countries. Hours of operation are Monday through Sunday 6 AM to 11:00 PM.

III. Project Site and Surrounding Land Uses

The subject property site is located in the CR-D zone and is designated Regional Commercial under the Land Use Element of the General Plan. The subject property is located at the intersection of Carson Street and Bonita Street.

Land uses surrounding the proposed project site are primarily commercial & residential uses



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

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

Site Information	
General Plan Land Use	Regional Commercial
Zone District	CR-D (Commercial, Regional - Design Overlay District)
Site Size	87,768.21 SF (2.0 acres)
Present Use and Development	Restaurant
Surrounding Uses/Zoning	North: Commercial, CR-D South: Residential, RM-25 East: Institutional (Educational), RS West: Commercial, CR-D
Access	Ingress/Egress: Bonita Street & Carson Street

IV. Background and Analysis

On the regularly scheduled Planning Commission meeting of October 26, 2021, the public hearing was opened, public comment was taken, and the item was continued to the Planning Commission's regularly scheduled meeting of November 9, 2021 with an 8-0 vote.

The Planning Commission raised concerns over onsite parking deficiencies and localized circulation/safety. To address these technical issues, the matter was continued with the

understanding that both the City's traffic engineering staff and the applicant's traffic consultant would participate at the continued meeting and offer insight to the submitted parking studies and traffic reports.

Proposition 65

The Planning Commission also asked if the applicant needed to conform to Prop 65 requirements. Toward that end, on August 26, 2021, California Superior Court Judge Elihu M. Berle granted the defendants' (including Starbucks) motion for summary judgment in the case of *Council for Education and Research on Toxics v. Starbucks Corp. et al*, ending a 10-year legal battle. The claimants argued that product warnings should include a chemical called acrylamide, which has been shown to cause cancer in laboratory animals. Claimants asserted that the compound is found in roasted and brewed coffee, and that Starbucks and others were in violation of California's Proposition 65 by failing to warn consumers that coffee contains acrylamide. In earlier phases of the dispute, the judge had tentatively ruled that Starbucks and its co-defendants would have to issue the proposed warning labels. However, in 2019, the California Office of Environmental Health Hazard Assessment (OEHHA), which administers Prop 65, adopted a regulation stating that exposure to chemicals in coffee that are created by and inherent in the process of coffee bean roasting and brewing do not pose a significant risk of cancer, exempting coffee from a Prop 65 cancer warning. Defendants argued in the motion for summary judgment that the regulation exempted the companies from the warning requirement under the law. Judge Berle agreed with this argument, dismissing the case in light of the determination that the link between coffee and cancer was not significant enough to require warning labels.

Parking, Traffic & Pedestrian Access

Parking

Carson Municipal Code Section 9162.21 (Parking Spaces Required) generally requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed coffee shop with drive-thru requires 20 parking spaces (2,000sf/100sf=20 parking spaces); 19 regular and 1 ADA compliant parking spaces. However, the proposed Starbucks will share parking with the other tenants of the shopping center on the subject property, per the City approved 2009 shared parking agreement.

The 2019 parking study demonstrated a 47-parking space deficiency per the CMC Section 9162.21 (131 spaces existing, 178 required per code). However, it also concluded that parking demand in the shopping center did not exceed its capacity, even during peak hours (Exhibit 2). The proposed project includes the demolition of a 3,600 square foot vacant restaurant and replace it with a 2,000 square foot drive-thru Starbucks coffee shop. This proposal has a lower parking demand per CMC Section 9162.21 by 16 spaces (20 stalls versus 36: 3,600sf/100sf). The new development will eliminate 10 parking spaces but the decrease in parking demand results in a NET gain of six (6) spaces for the shopping center relative to code; the shopping center will be deficient by 41 spaces according to CMC Section 9162.21 thereafter. In addition, changes in tenancy since 2019 has afforded a net savings of 3 parking spaces. That said, the proposed development and current tenant mix will result in a net increase of 9 parking spaces and a parking deficiency of 38 spaces relative to the general requirement of the CMC Section 9162.21.

Per K2 traffic engineering and the property owner, a source of demand/congestion in the shopping center parking lot at certain times is parents or others improperly using the shopping center for school pickups/drop-offs for Carnegie Middle School. As such, a condition of approval has been established requiring the applicant to install signage, to the satisfaction of the Planning Division, stating that use of the shopping center parking spaces for school parking, drop-offs or pickups is prohibited.

Traffic

The applicant submitted a transportation impact analysis, also approved by the City's traffic engineer, which confirms the development will have minimal, if any, effects to nearby intersections. The project has a NET trip generation of 21 inbound trips and 20 outbound trips in the AM peak hour, 17 inbound and 16 outbound trips in the PM peak hour and 471 daily trips.

Upon project completion, the immediate adjacent intersection of East Carson Street and Bonita Street/Civic Plaza Drive is expected to maintain LOS D or better during the AM and PM peak hours, which is deemed acceptable and consistent with the majority of roadways in the City of Carson, according to the Transportation and Infrastructure Element chapter of Carson's General Plan, Policy TI-2.1. The proposed development can be presumed to have no or less than significant impact to nearby intersections.

Pedestrian Access

Patrons can additionally access the subject property via bicycles or foot by way of the pathways located on Bonita Street and Carson Street. The path on Bonita Street leads through the shopping center parking lot and to the shopping center itself. The pathway on Carson Street leads directly to the now-closed Bingkahan Restaurant. The project will also include new bike racks to accommodate 8 bicycles. Both Carson Street and Bonita Street have standard compliant sidewalks on both sides of the street. The intersection at Bonita Street and Carson Street, located directly Northeast of the subject property, contains marked and protected crosswalks. Additionally, crossing guard services are currently provided at the Northeast and Northwest crossings of the intersection for 4 hours per school day for access to Carnegie Middle School per contract between the City and All City Management Services, Inc. The intersection is fully signalized with appropriate pedestrian push buttons, signage, and pedestrian crossing indicators. All four legs of the intersection have wide crosswalks at 14' wide which is wider than the standard 10' wide crosswalks. All crosswalks are of "piano key" style to enhance visibility. All crosswalks are also yellow in color due to the presence of the adjacent school.

V. Public Notice

Notice of public hearing was posted to the project site on October 14, 2021. Notices were mailed to property owners and occupants within a 750' radius on October 14, 2021.

Re-noticing was not required as the public hearing was continued to the November 9, 2021 regularly scheduled meeting. The agenda was posted at City Hall no less than 72 hours prior to the planning commission.

VI. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 21-___, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1866-21 FOR A PROPOSED STARBUCKS COFFEE SHOP AT 860 E. CARSON STREET.”

VII. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Parking Study 2019
3. Parking Study 2021
4. Staff Report, October 26, 2021

Prepared by: Kaneca Pompey, Assistant Planner

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 21-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING SITE PLAN AND
DESIGN OVERLAY REVIEW NO. 1866-21 FOR A
PROPOSED STARBUCKS COFFEE SHOP AT 860 E.
CARSON STREET**

WHEREAS, on June 30, 2021, the Department of Community Development received an application from Merona Enterprises, Inc. for real property located at 860 E. Carson Street and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1866-21 to demolish an existing 3,600 square foot free-standing restaurant and to construct a new 2,000 square foot Starbucks coffee shop with drive-thru; 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-sixth day of October and ninth of November 2021, 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 October 14, 2021; 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 finds as follows:

- 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 coffee shop development is compatible with the surrounding uses.
- 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. The proposed project consists of developing a 2,000 square foot coffee shop in place of an existing 3,600 sq. ft. restaurant building to be demolished. The project is compatible with the surrounding area in that it is in keeping with other commercial restaurants in the vicinity using similar massing, articulation and fenestration. The project site is located within an existing shopping center and a condition of approval of the project is that the shopping center façade be improved to match the exterior of the proposed coffee shop development.
- c) The project design will allow for and promote safe and convenient circulation for pedestrians and vehicles.

Evidence: The applicant will reinstall one new ingress/egress driveway located along Carson Street for vehicular access to the subject property. Carson Municipal Code (CMC) Section 9162.21 (Parking Spaces Required) generally requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed coffee shop with drive-thru would generally require 20 parking spaces (2,000sf/100sf = 20 parking spaces) according to Carson Municipal Code Section 9162.21; 19 regular and 1 ADA compliant parking spaces. However, the project will utilize a shared parking arrangement for the existing shopping center that includes the subject property.

The 2019 parking study demonstrated a 47-parking space deficiency per the CMC Section 9162.21 (131 spaces existing, 178 required per code). The deficiency was previously addressed with a shared parking conditional use permit and agreement approved in 2009 Planning Commission Resolution No. 09-2267 (the “Shared Parking CUP”). Pursuant to Condition No. 18 of the Shared Parking CUP, changes to the commercial tenant uses identified in Table No. 1 of the Shared Parking CUP shall warrant review and approval by the Planning Division for compliance with the shared parking requirements if those uses exceed the parking requirement for general commercial. The Planning Division shall review commercial tenancy changes to ensure that hours of operation between tenants in the development do not substantially overlap as to create a parking impact. Substantial changes in tenancy shall warrant review and approval by the Commission. The proposed use is and will remain subject to the Shared Parking agreement and this is reflected in the attached conditions of approval.

The 2021 parking study demonstrates a 38-parking space deficiency per the CMC (121 spaces existing, 159 required per code). The proposed project involves a change in tenancy as well as a change in operating hours from the prior restaurant, which operated from 7am to 9pm, to the proposed coffee shop, which would be permitted to operate from 6am to 11pm. The proposed project will reduce the overall number of shared parking spaces in the shopping center by 10 spaces but will reduce the parking space requirement by 16 spaces according to Carson Municipal Code Section 9162.21 based on the smaller size of the proposed coffee shop development, which requires 20 parking spaces as stated above, as compared to the existing restaurant building to be demolished, which requires 36 spaces (3,600sf/100sf = 36 parking spaces). Accordingly, the proposed development will result in a net increase of 6 parking spaces relative to the general requirement of CMC Section 9162.21. In addition, changes in tenancy since 2019 has afforded a net savings of 3 parking spaces. That said, the proposed development and current tenant mix will result in a net increase of 9 parking spaces relative to the general requirement of the CMC Section 9162.21.

Traffic and parking studies submitted by the applicant and reviewed by the Planning Commission and staff (including but not limited to the City Traffic Engineer, who has approved the studies), as well as analysis reflected in the Shared Parking CUP and the lower parking requirement of the proposed use according to CMC 9162.21, indicate that the shared parking arrangement, inclusive of the net effect of the proposed project, will sufficiently accommodate parking demand even at peak hours. Although the hours of operation of the proposed coffee shop use would at least partially overlap with the hours of most of the existing tenants in the shopping center, the anticipated peak hours of demand of the proposed coffee shop use (the early morning hours) do not substantially overlap with the hours of operation of existing shopping center tenants so as to create a parking impact, as the existing tenants’ operations do not result in a high level of demand for the existing parking spaces during such hours. Likewise, study showing AM Peak does not demonstrate

a parking impact to other tenants, as the coffee shop opens much earlier than existing tenant mix. Furthermore, the proposed coffee shop will include a drive-thru, which is anticipated to absorb the majority of traffic volume to the proposed coffee shop, further alleviating parking demand in the shopping center lot. The project is conditioned to be subject to the Shared Parking agreement.

The transportation impact analysis submitted by the applicant, also reviewed by staff and the Commission and approved by the City's traffic engineer, confirms the development will have minimal, if any, effects to nearby intersections. The project has a NET trip generation of 21 inbound trips and 20 outbound trips in the AM peak hour, 17 inbound and 16 outbound trips in the PM peak hour and 471 daily trips. Upon project completion, the immediate adjacent intersection of East Carson Street and Bonita Street/Civic Plaza Drive is expected to maintain LOS D or better during the AM and PM peak hours, which is deemed acceptable and consistent with the majority of roadways in the City of Carson, according to the Transportation and Infrastructure Element chapter of Carson's General Plan, Policy TI-2.1. The proposed development is anticipated to have no or less than significant impact to nearby intersections.

According to the applicant/property owner and the consultant that prepared the traffic impact analysis and parking studies, a source of demand or congestion in the shopping center parking lot at certain times is parents or others improperly using the shopping center for school pickups/drop-offs for the adjacent Carnegie Middle School. To address any circulation or parking impacts resulting from this circumstance, a condition of approval is included in Exhibit "B" hereto requiring the applicant/property owner to install signage, to the satisfaction of the Planning Division, stating that use of the shopping center parking spaces for school parking, drop-offs or pickups is prohibited.

In addition to vehicular access, Patrons can also safely and conveniently access the subject property and surrounding locations via bicycles or foot by way of the pathways located on Bonita Street and Carson Street. The path on Bonita Street leads through the shopping center parking lot and to the shopping center itself. The pathway on Carson Street leads directly to the now-closed Bingkahan Restaurant. The project will also include new bike racks to accommodate 8 bicycles. Both Carson Street and Bonita Street have standard compliant sidewalks on both sides of the street. The intersection at Bonita Street and Carson Street, located directly Northeast of the subject property, contains marked and protected crosswalks. Additionally, crossing guard services are currently provided by a City-retained contractor at the Northeast and Northwest crossings of the intersection for 4 hours per school day for access to Carnegie Middle School. The intersection is fully signalized with appropriate pedestrian push buttons, signage, and pedestrian crossing indicators. All four legs of the intersection have wide crosswalks at 14' wide which is wider than the standard 10' wide crosswalks. All crosswalks are of "piano key" style to enhance visibility. All crosswalks are also yellow in color due to the presence of the adjacent school.

Accordingly, the finding required by CMC 9172.23(D)(1)(c) is made in the affirmative.

- d) All signage associated with this project shall comply with applicable Carson Municipal Code provisions, and shall exhibit attractiveness, effectiveness and restraint in signing graphics and color. Signage will be reviewed pursuant to a separate sign permit.

- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), “Site Plan and Design Review”, can be and are made in the affirmative.

SECTION 3. Environmental review is limited to the design-related issues within the Commission’s discretion pursuant to CMC 9172.23, such as scale, orientation, bulk, mass, materials and color. With respect to such design-related issues, the proposed project is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that any of the design-related issues or aspects of the proposed project will have a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3)). 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. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1866-21 for the proposed demolition of an existing 3,600 square foot free-standing restaurant and to construct a new 2,000 square foot Starbucks coffee shop with drive-thru at 860 E. Carson Street, subject to the Conditions of Approval contained in Exhibit “B,” attached hereto.

SECTION 5. 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 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED this 9th day of November, 2021.

CHAIRPERSON

ATTEST:

SECRETARY

LEGAL DESCRIPTION

EXHIBIT A

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

THE EAST 255.00 FEET OF LOT 1, OF TRACT 4546, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 50, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTHERLY 20.00 FEET, CONVEYED TO THE COUNTY OF LOS ANGELES, BY DEED RECORDED APRIL 5, 1968 AS INSTRUMENT NO. 3713 IN BOOK D3962 PAGE 877, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, A DISTANCE OF 5.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 5 FEET OF SAID LOT; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19 FEET, TANGENT TO SAID WESTERLY LINE AND TANGENT TO THE SOUTHERLY LINE OF THE NORTHERLY 20 FEET OF SAID LOT; THENCE NORTHWESTERLY ALONG SAID CURVE 29.36 FEET TO SAID LAST MENTIONED SOUTHERLY LINE;

THENCE EASTERLY ALONG SAID LAST MENTIONED SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING, AS CONVEYED IN THE ABOVE MENTIONED DEED.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED BY MARGARET B. BURCH IN DEED RECORDED NOVEMBER 21, 1972 AS INSTRUMENT NO. 330.

ALSO EXCEPT THE REMAINDER OF INTEREST IN AND TO ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED BY HOROWITZ KLING DEVELOPMENT COMPANY IN DEED RECORDED MARCH 26, 1975 AS INSTRUMENT NO. 3530.

APN: 7332-001-011

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1866-21**

I. GENERAL CONDITIONS

1. **Interim Development Impact Fee:** In accordance to Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2021-2022 fees (effective July 1, 2021 through June 30, 2022) the applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$4.71 per square foot of commercial building constructed. The proposed development includes development impact fees estimated at **\$9,420** [2,000 sq. ft. (Proposed Project) X \$4.71 per sq. ft. = \$9,420). If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Additionally, subject to the review, verification, and approval of the Community Development Director, the applicant may be eligible for development impact fee credits for demolition of an existing permitted structure or structures. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due. To apply for development impact fee credits or understand the requirements in more detail, please contact James Nguyen at inguyen@carsonca.gov or 310-952-1700 ext. 1310 **prior** to demolition.

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

2. If a building permit for Design Overlay Review No. 1866-21 is not issued within **two years** of their effective date, said permit shall be declared null and void unless an extension of time is approved by the Planning Commission.
3. 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.
4. 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.
5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
6. Any 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.

7. 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.
8. 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.
9. It is further made a condition of this approval that if any condition is violated or if any applicable law, statute, ordinance or regulation is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer 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 these Conditions of Approval alter a commitment made by the Developer 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 therefor, or work may cease on the Project.
13. **Indemnification.** The applicant, property 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.

II. 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. **Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.**
3. **Vines on Carson street building exterior to be maintained and/or replaced immediately if growth is not sufficient.**
4. **Strip Mall facade is to be improved to match Starbucks exterior and subject to the approval of the Planning Division.**
5. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
6. Graffiti shall be removed from all areas within twenty-four (24) hours 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.).
7. 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.

III. LANDSCAPE/IRRIGATION

1. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
2. 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.
3. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
4. The proposed irrigation system shall include best water conservation practices.
5. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
6. **Trees/Shrubs around drive-thru shall be maintained at a height to screen cars from public right-of-way**

7. **New 24-inch box Strawberry Trees and 36-inch Jacaranda Trees to be installed along Carson Street (25 feet on center)**
8. **All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELO) per Department of Water Resources Title 23, Chapter 2.7**
9. 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.

IV. LIGHTING

1. Developer shall provide adequate lighting for the parking areas.
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.

V. PARKING/TRAFFIC

1. The project shall be subject to compliance with the Shared Parking agreement/arrangement for the existing shopping center, which is described in (without limitation) Planning Commission Resolution No. 2009-2267, and as may be modified from time to time.
2. All driveways shall remain clear. No encroachment into driveways shall be permitted.
3. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
4. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.
5. **Install 20-ft red curb at the northerly side of Bonita St Driveway.**
6. **The applicant shall install signage, to the satisfaction of the Planning Division, stating the use of the shopping center parking spaces for school parking, drop-offs or pickups is prohibited**

VI. Pavement

1. **The parking lot shall be repaved and re-stripped in its entirety.**

VII. TRASH

1. Trash collection from the project site shall comply with the requirements of the City's trash collection company.
2. **Trash enclosures are to be renovated to match new modern architectural style as proposed new building and maintained going forward.**

VIII. UTILITIES

1. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
2. Developer shall remove, at its own expense, any obstructions within the utility easements that would interfere with the use for which the easements are intended.
3. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

IX. BUILDING AND SAFETY DIVISION

1. Applicant shall submit development plans for plan check review and approval.
2. Developer shall 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 for Developer must be on file with the Los Angeles County Building and Safety Division.

X. FIRE DEPARTMENT

The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

XI. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

GENERAL

1. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
2. A construction permit is required for any work to be done in the public right-of-way.
3. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
5. The Developer shall submit a copy of **approved** Grading/Site plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
6. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to the issuance of construction permits.

BUILDING PERMITS

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

7. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.

8. Soil report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
9. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
10. The Developer shall submit improvement plans to the 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. The following are required as a part of the project's improvement plans.
 - a. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Carson Street abutting this proposed development per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
 - b. The Developer shall modify existing driveways within the public right of way along Carson Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
 - c. The Developer shall modify the existing HC Ramp at the South West corner of Carson Street and Bonita Street to meet the ADA compliance.
11. Off-site improvements (*eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc*) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Prior to issuance of Grading permit, Developer shall obtain clearance from City of Carson Engineering Division.

CERTIFICATE OF OCCUPANCY

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

12. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
13. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
14. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
15. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.

16. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

XII. **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.



November 12, 2019

Dennis Tan
Fiesta Barbeque and Bibingka
860 E. Carson St, Suite 105
Carson, CA 90745

**Re: Shared Parking Study
Proposed Expansion of Fiesta BBQ and Bibingka
860 E. Carson St, Carson**

Dear Dennis,

Per your request, we have conducted a shared parking study for the proposed expansion of Fiesta BBQ and Bibingka. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of on-site parking.

PROJECT INFORMATION

Fiesta BBQ and Bibingka is an existing restaurant of 860 sq. ft. located at 860 E. Carson Street, Suite 105, in the City of Carson. It plans to expand to the adjacent Suite 104, formerly a retail store operated by Slim Concept, for additional 860 sq. ft. The business hours are from 10 am to 8 pm Monday thru Saturday, and 10 am to 5 pm Sunday. The parking lot provides 131 shared parking spaces for all tenants and patrons in the shopping plaza. Aerial map is shown in **Exhibit 1**.

EXISTING CONDITIONS

The subject shopping plaza is situated at the southwest corner of Carson Street and Bonita Street. A complete list of tenant is shown in **Exhibit 2**. At the time of this study, there is no other vacant unit except the subject expansion. According to Carson Municipal Code, the current mix of tenants requires 178 parking spaces. Without consideration of shared parking, the plaza has a parking deficit of 47 spaces.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: khsu@k2traffic.com

EXHIBIT NO. 2

PARKING SURVEY

The study has conducted a field survey to observe parking usage in the subject shopping plaza for a total of 131 shared parking spaces. Parked vehicles were counted every 30 minutes on a Friday and Saturday between 10 AM and 8 PM. Our observations found that peak parking in the plaza was 122 parking spaces occurred at 12:30 PM Friday and 12:00 PM Saturday. Complete survey data can be found in **Appendix A**.

PARKING REQUIREMENT

Carson Municipal Code requires one parking space per 100 sq. ft. gross floor area (GFA) for restaurant use. The proposed expansion of 860 sq. ft. for restaurant use replacing the former retail use will increase the parking demand by 6 spaces, as shown in **Table 1**.

Table 1. Project Parking Demand

Business Name	Use	Sq. Ft.	Carson Municipal Code	
			Requirement (Sq. Ft./Space)	Req'd Parking Spaces
Proposed Expansion Fiesta BBQ and Bibingka	Restaurant	860	100	8.6
Replacing Slim Concept	Retail	860	300	-2.9
NET Parking Demand				5.7 (Say 6)

TIME-OF-DAY FACTOR

The study applied time-of-day factors derived from the published data of “*Shared Parking, Second Edition*” by Urban Land Institute (ULI) to project future parking demand for the proposed use, as shown in **Exhibit 3**. The overall parking demands for Friday and Saturday with consideration of shared parking are illustrated in **Exhibits 4 and 5**, respectively.

SUMMARY

The overall parking demand reaches its peak of 131 spaces at 12:30 PM Friday and 12:00 PM Saturday. The parking capacity of 131 spaces in the subject shopping plaza should sufficiently accommodate the parking demand of all existing and proposed uses.

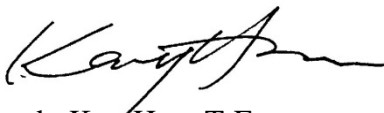
PARKING MANAGEMENT PLAN

It is the responsibility of the management and tenants to continuously monitor parking conditions and maintain reasonably sufficient parking at all times. The following strategies may be employed as part of the parking management plan:

1. Post proper signage to prohibit non-customer and/or overnight parking.
2. Encourage cooperation with food delivery and share riding programs such as DoorDash, Grubhub, Lyft, Uber, Uber Eats, etc. to reduce parking demand.
3. Provide employee carpool and transit incentives to encourage use of alternative transportation.
4. Provide bicycle parking racks to promote bicycle use.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

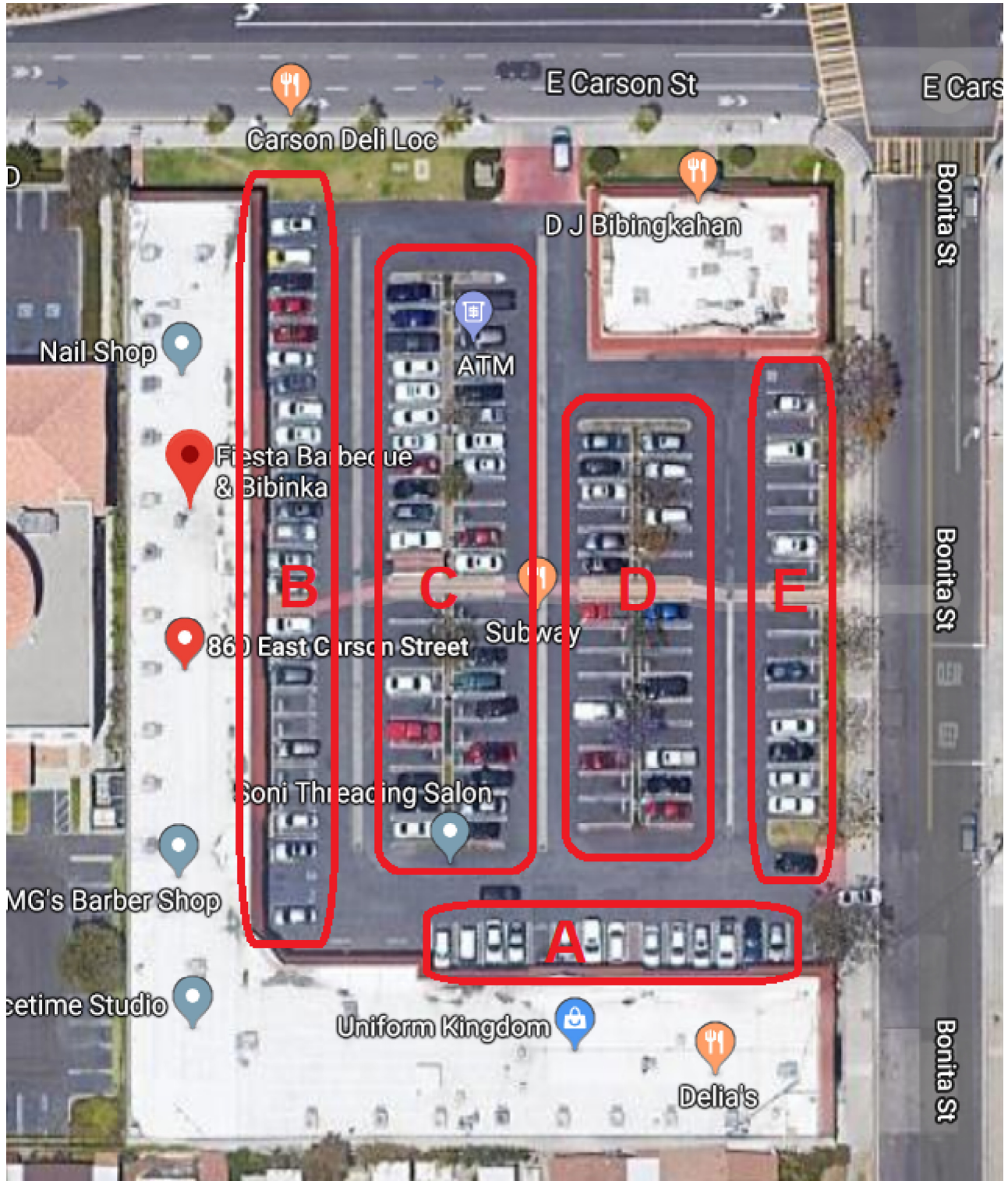


EXHIBIT 1. AERIAL MAP

Exhibit 2. Tenant Information and Joint Use Parking Matrix

Prepared:10/21/2019

Existing Tenant

K2 Traffic Engineering, Inc.

Suite	Business Name	Use	Business Hours	Sq. Ft.	Carson Municipal Code	
					Parking Requirement (Sq.Ft./Space)	Req'd Parking Spaces
101	Subway	Restaurant	Daily 24 hours	1,323	100	13.2
102	US Donuts	Restaurant	M-F 4:30am-7:30 pm, Sa 4:30am - 5pm, Su 4:30am -2pm	860	100	8.6
103	The Nail Shop	Nail Salon	M-Sa 9am - 7pm, Su 10am-5pm	860	300	5.0
105	Fiesta BBQ & Bibingka	Restaurant	M-Sa 10am- 8pm; Su 10am- 5pm	860	100	8.6
106	Dentistry	Dentist	W-Sa 10 am - 7pm	860	300	2.9
107	Optometry	Optometry	T - F 9:30am - 5:30pm, Sa 9am-2pm	860	300	2.9
108, 109	California WIC	Office	M, T, Th 9:15 am - 5:30 pm, W 11am-7:15pm	1,720	300	5.7
110	Alkavida Water	Retail	M - F 10 am - 7 pm, Sa 10am-6pm	860	300	2.9
111	MG'S Barber Shop	Barbershop	M-W 10am - 7pm, Th-Sa 8:30am-7:30pm, Su 10am-3pm	860	300	2.9
112	Mommy's Nutritional Center	Retail	M - F 8am-8pm, Sa 9am-5pm	1,050	300	3.5
113	Dancetime Studio	Dance studio	By Appointment	3,179	150	21.2
114	Simplified Labor	Office	M - F 10 am - 5 pm	925	300	3.1
115A	Foot Massage	Massage	By Appointment	1,000	300	3.3
115B	Soni Threading Salon	Beauty Salon	M - Sa 10am - 7pm, Su 11am-5pm	1,000	300	3.3
116	Angelto's Market	Retail	Daily 8am - 8pm	1,120	300	3.7
117	JBj's Bakery	Bakery	Daily 7am - 7pm	1,120	300	3.7
118	Uniform Kingdom	Retail	M - Sa 10am - 6:30pm, Sa 11am-4pm	1,120	300	3.7
119	Farmers Insurance	Office	M - F 9am - 6pm, Sa 10am-12pm	1,120	300	3.7
120	Poke Etc	Restaurant	Daily 10 am - 6 pm	1,008	100	10.1
121	Aling Delia's Restaurant	Restaurant	M - Sa 8am - 7pm	2,050	100	20.5
124	DJ Bibingkahan Restaurant	Restaurant	Daily 7:30am -9pm	3,600	100	36.0
Total				26,032	Say 169	168.5

Proposed Use

Suite	Business Name	Use	Business Hours	Sq. Ft.	Carson Municipal Code	
					Requirement (Sq.Ft./Space)	Req'd Parking Spaces
104	Proposed Expansion Fiesta BBQ & Bibingka	Restaurant	M-Sa 10am- 8pm; Su 10am- 5pm	860	100	8.6
NET Parking Demand (Say 9)						8.6

Parking Demand (=169+9)	178
Parking Capacity	131
Deficiency (= Parking Demand - Parking Capacity)	47

Exhibit 3. Time-of-Day Factors and Hourly Parking Demand

Address	Business	Use	Maximum Parking Demand	Day of Week	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM			
860 East Carson Street, Suite 104	Proposed Expansion Fiesta BBQ & Biringka	Family Restaurant	9	Weekday	85%	8	8	8	8	8	8	7	7	7	7			
					90%	8	8	8	8	8	8	7	7	7				
				Weekend	90%	8	9	9	8	8	8	6	6	6	6	6	6	6
					100%	8	8	8	8	8	8	6	6	6	6	6	6	6

Time-of-Day Factors are derived from published data of *Shared Parking, Second Edition* by Urban Land Institute

Exhibit 4. Project Parking Demand - Friday

860 E. Carson Street, Carson

K2 Traffic Engineering, Inc.
Survey: Friday 10/18/2019

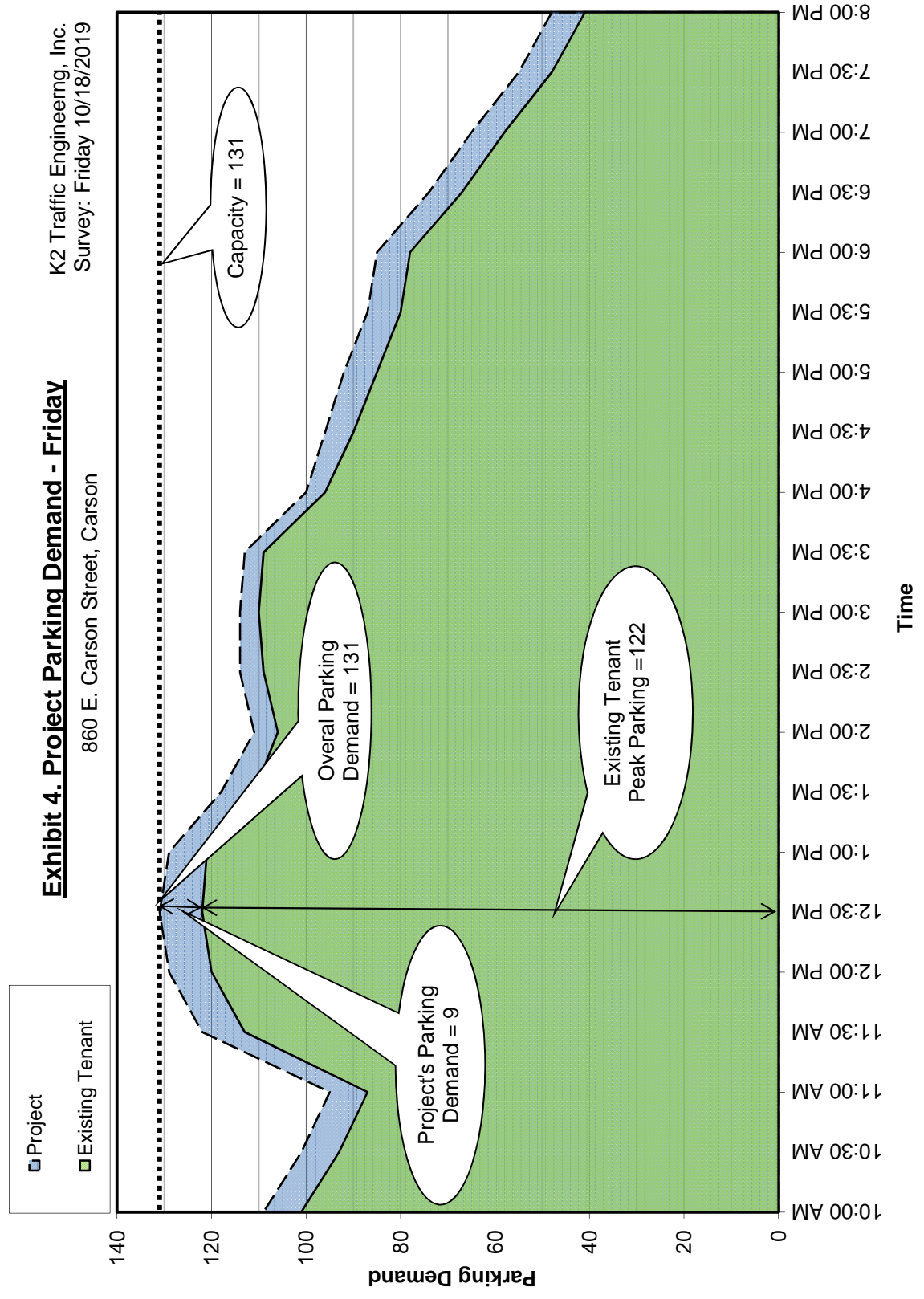
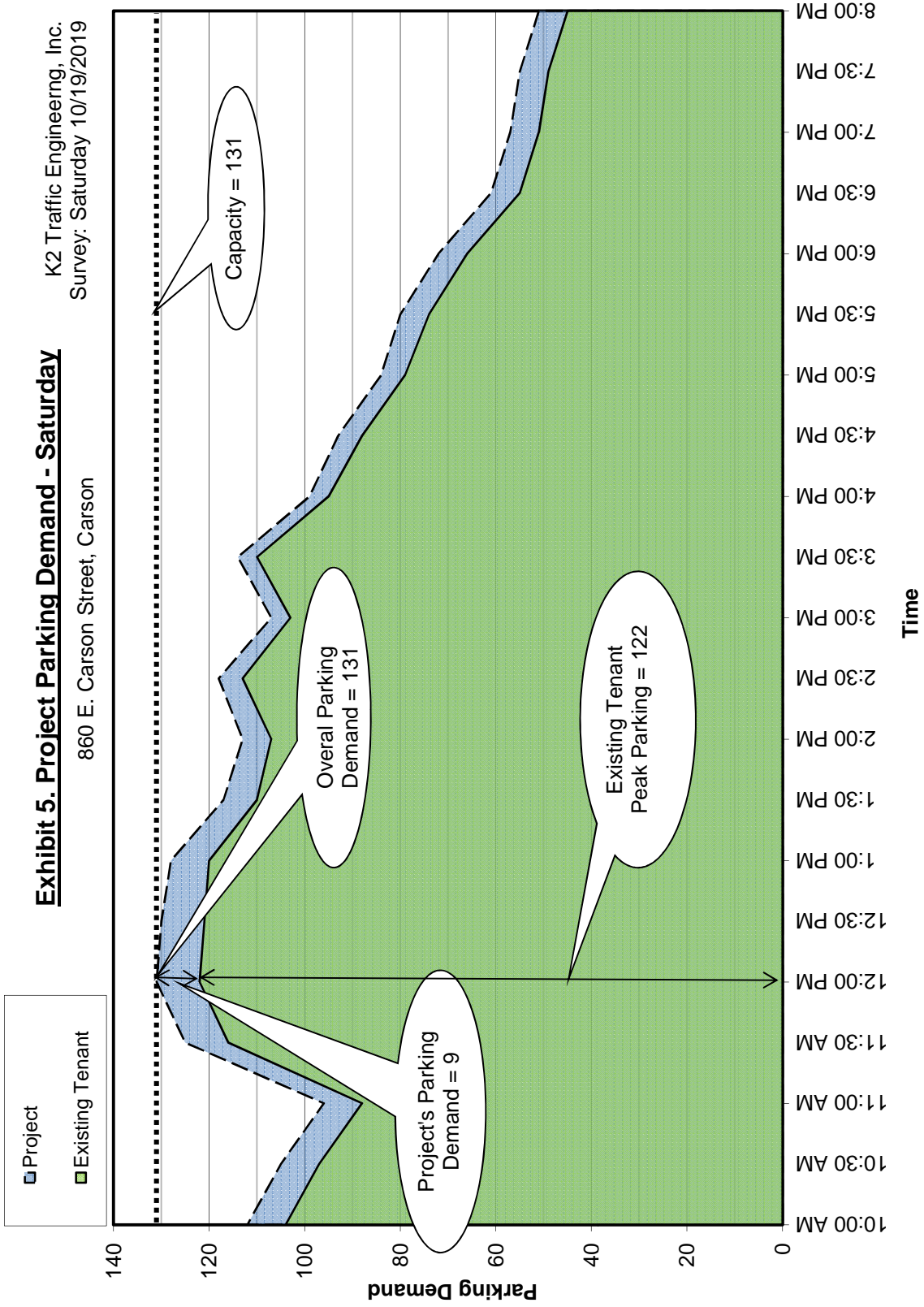


Exhibit 5. Project Parking Demand - Saturday

K2 Traffic Engineering, Inc.
Survey: Saturday 10/19/2019

860 E. Carson Street, Carson



APPENDIX A. PARKING SURVEY

P6357- Carson Fiesta BBQ Parking
 860 East Carson Street, Carson

Date 10/18/2019
 Day Friday
 By Jia Zhou

Area	A	B	C	D	E		Total
CAPACITY	15	27	44	28	17		131
10:00 AM	12	23	37	20	9		101
10:30 AM	11	20	34	21	7		93
11:00 AM	9	18	35	19	6		87
11:30 AM	13	23	42	25	10		113
12:00 PM	15	24	43	27	11		120
12:30 PM	13	26	44	27	12		122 *
1:00 PM	14	25	43	26	13		121
1:30 PM	12	22	42	26	9		111
2:00 PM	11	24	40	25	6		106
2:30 PM	13	24	41	25	6		109
3:00 PM	14	25	40	24	7		110
3:30 PM	13	24	41	22	9		109
4:00 PM	13	22	35	17	9		96
4:30 PM	12	21	34	15	8		90
5:00 PM	10	20	30	16	9		85
5:30 PM	9	22	29	14	6		80
6:00 PM	10	23	28	10	7		78
6:30 PM	9	18	28	7	5		67
7:00 PM	5	17	26	5	5		58
7:30 PM	4	16	19	5	4		48
8:00 PM	4	10	18	4	5		41
Peak Usage	15	26	44	27	13		122
Available at Peak Usage	0	1	0	1	4		9

* Peak parking = 122 at 12:30 pm

APPENDIX A. PARKING SURVEY

P6357- Carson Fiesta BBQ Parking
 860 East Carson Street, Carson

Date 10/19/2019

Day Saturday

By Jia Zhou

Area	A	B	C	D	E		Total
CAPACITY	15	27	44	28	17		131
10:00 AM	13	22	38	20	11		104
10:30 AM	12	21	35	20	9		97
11:00 AM	10	19	33	19	7		88
11:30 AM	13	24	43	26	10		116
12:00 PM	14	26	43	28	11		122 *
12:30 PM	15	27	42	26	11		121
1:00 PM	14	25	43	25	13		120
1:30 PM	12	22	41	25	10		110
2:00 PM	11	23	40	24	9		107
2:30 PM	14	25	42	24	8		113
3:00 PM	13	24	39	21	6		103
3:30 PM	14	25	40	22	9		110
4:00 PM	14	21	36	16	8		95
4:30 PM	12	19	34	16	7		88
5:00 PM	13	17	30	13	6		79
5:30 PM	10	15	32	9	8		74
6:00 PM	7	16	29	8	6		66
6:30 PM	5	13	26	5	6		55
7:00 PM	4	13	23	6	5		51
7:30 PM	4	12	22	5	6		49
8:00 PM	4	11	20	5	5		45
Peak Usage	15	27	43	28	13		122
Space Available at Peak Usage	0	0	1	0	4		9

* Peak parking = 122 at 12:00 pm



September 2, 2021

Carlos Losada
Merona Enterprises
9451 Firestone Blvd, Ste. B
Downey, CA 90341

**Re: Shared Parking Analysis for Starbucks Coffee and Drive Through
860 E. Carson St, Carson**

Hi Carlos,

Per your request, we have prepared a parking analysis for the proposed Starbucks Coffee Drive Through. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of on-site parking.

PROJECT INFORMATION

The project plans to replace the former “DJ Bibingkahan” Restaurant with a Starbucks Coffee and Drive Through at 860 E. Carson Street, Suite 124 in the City of Carson. The existing restaurant building of 3,600 square feet will be demolished and replaced with a new building of 2,000 square feet for Starbuck Coffee and Drive Through. The project will result in a net decrease of 12 parking spaces. Upon completion of the project, the shopping center will provide 121 parking spaces shared by all tenants and patrons. Aerial map is shown in **Exhibit 1**.

EXISTING CONDITIONS

The subject shopping plaza is situated at the southwest corner of Carson Street and Bonita Street. A complete list of tenant is shown in **Exhibit 2**. At the time of this analysis, there are two vacant office/retail units.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 Email: khsu@k2traffic.com

EXHIBIT NO. 3

PARKING REQUIREMENT

Carson Municipal Code requires one parking space per 100 sq. ft. gross floor area (GFA) for restaurant use. The proposed Starbucks Coffee and Drive Through will replace the former restaurant building of 3,600 sq. ft. with a new building of 2,000 sq. ft. The project will result in a NET decrease in parking demand by 16 spaces, as shown in **Table 1**.

Table 1. Project Parking Demand

Business Name	Use	Sq. Ft.	Carson Municipal Code	
			Requirement (Sq. Ft./Space)	Req'd Parking
Proposed Starbucks Coffee and Drive-Through	Restaurant	2,000	100	20
Replacing DJ Bibingkahan	Restaurant	-3,600	100	-36
NET Parking Demand				-16

SUMMARY

Based on a previous shared parking study dated November 19, 2019, the shopping center has an empirical parking surplus of zero space as parking demand matched its parking capacity. Since the project will replace the building size of the same restaurant use, the project has a lower parking demand by 16 spaces. Despite a reduction of the overall parking capacity by 10 spaces, the project is expected to result in a NET gain of parking surplus by six (6) spaces for the shopping center, as shown in **Table 2**.

Table 2. Parking Surplus

#	Item	Current	NET Change	Future
(a)	Total Parking Capacity	131	-10	121
(b)	Empirical Parking Demand	131	-16	115
(c)	Parking Surplus (c) = (a) –(b)	0	+6	6

The future parking capacity of 121 spaces in the subject shopping plaza should sufficiently accommodate the parking demand of all existing and proposed uses. Nonetheless, it is the responsibility of the management and tenants to continuously monitor parking conditions and maintain reasonably sufficient parking at all times. The following strategies may be employed as part of the parking management plan:

1. Post proper signage to prohibit non-customer and/or overnight parking.
2. Encourage cooperation with food delivery and share riding programs such as DoorDash, Uber Eats, Grubhub, Lyft, Uber, etc. to reduce parking demand and increase parking turnover rates.
3. Provide employee carpool and transit incentives to encourage use of alternative transportation.
4. Provide bicycle parking racks to promote bicycle use.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California Licensed TR2285





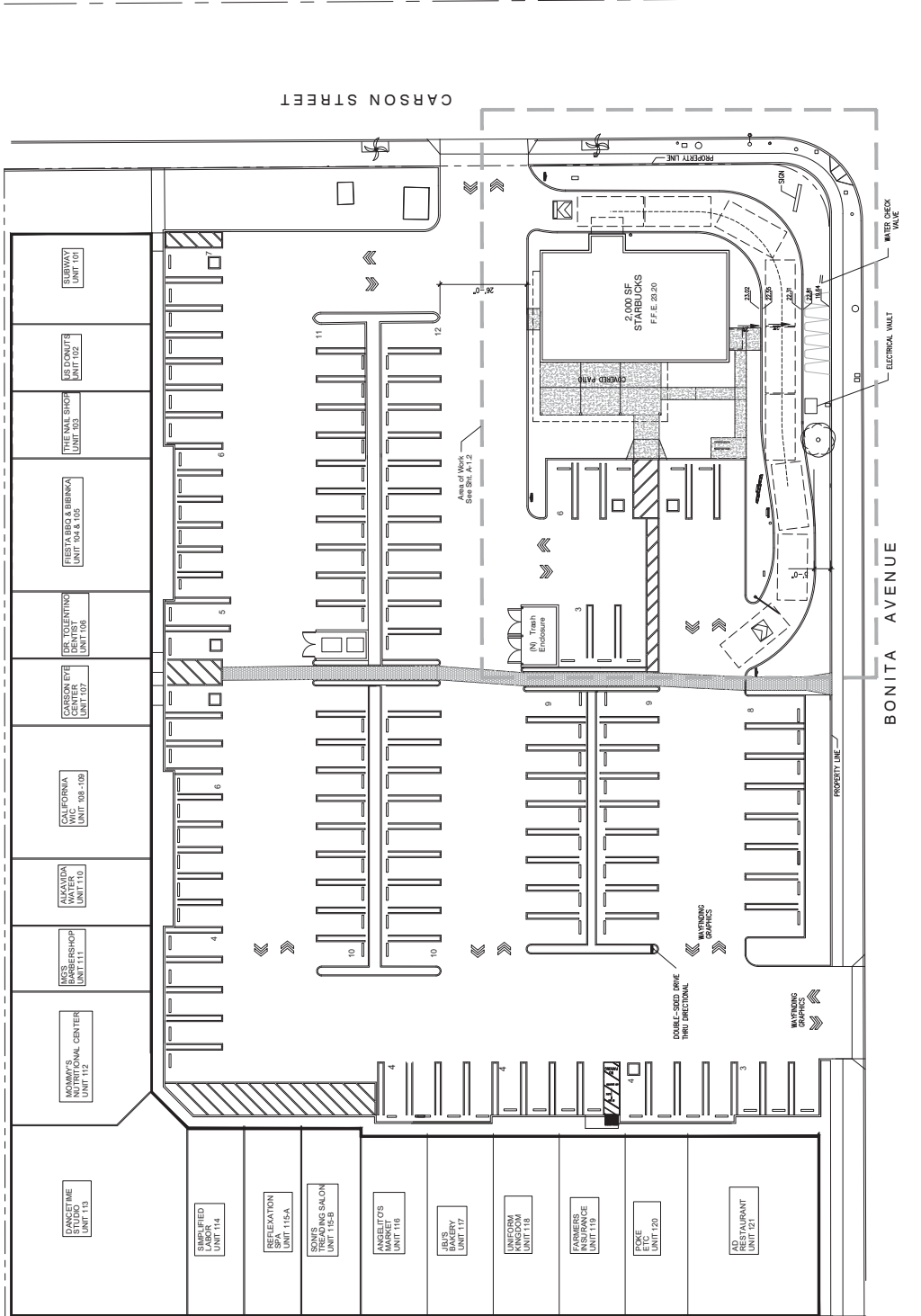
Project Data

SITE AREA: 87,781 SF
 BUILDING AREA:
 EXISTING STRUCTURES: 28,215 SF
 STRUCTURES TO BE DEMOLISHED: 9,600 SF
 STRUCTURES AFTER DEMOLITION: 24,615 SF
 STRUCTURES TO BE ADDED: 2,000 SF
 NET BUILDING AREA AFTER ADDITION: 24,615 SF

EXISTING FLOOR AREA RATIO (FAR): 32.1%
 PROPOSED FLOOR AREA RATIO (FAR): 30.5%
 NO. OF PHASES: 1
 LANDSCAPE AREA: 8,287 SF 9.5% OF SITE AREA
 PAVED AREA 52,869 SF 60% OF SITE AREA
 TYPE OF OCCUPANCY: M
 TYPE OF CONSTRUCTION: VB
 ROOF MATERIAL: SINGLE-PLY

Parking Analysis

Suite	Business Name	Use	Sq.Ft.	Parking Requirement (left./5p Spaces/1000 sq.ft.)	Req'd parking spaces
101	Subway	Restaurant	1,323	100	132.3
102	US Donuts	Restaurant	860	100	86.0
103	The Nail Shop	Nail Salon	860	300	259.2
104-105	Fiesta BBQ	Restaurant	1,720	100	172.0
106	Dr. Tolentino Dentistry	Dentist	860	300	259.2
107	Carson Eye Center	Optomery	860	300	259.2
108-109	VACANT OFFICE	Office	1,720	300	57.0
110	Simplified Labor	Retail	860	300	259.2
111	MG's Barbershop	Barbershop	860	300	259.2
112	Mommy's Nutritional Ctr.	Retail	1,050	300	35.0
113	Dance Time Studio	Retail	3,179	150	212.0
114	VACANT OFFICE	Office	925	300	31.0
115-A	Reflexology Foot Massage	Massage by app.	1,000	300	33.0
115-B	Son's Threading Salon	Beauty Salon	1,000	300	33.0
116	Angelitos Market	Retail	1,120	300	37.0
117	JB's Bakery	Bakery	1,120	300	37.0
118	Uniform Kingdom	Retail	1,120	300	37.0
119	Farmers Insurance	Office	1,120	300	37.0
120	Poke Etc.	Restaurant	1,008	100	101.1
121	Aling Delia's Restaurant	Restaurant	2,050	100	205.0
122	Proposed Starbucks	Restaurant	2,000	100	200.0
				26,615	1,591
TOTAL PARKING PROVIDED					122
TOTAL PARKING REQ'D					159
PARKING DEFICIT					(37)



OWNERS REPRESENTATIVE
 CARLOS LOSADA
 9451 FIRESTONE BLVD., STE B
 DOWNEY, CA 90341
 562-307-4735
 carlos@meronainc.com

ARCHITECT
 MANUEL A. FUNES A.I.A.
 6385 COLLINS AVE., #2909
 MIAMI BEACH, FL 33141
 215 321 7589
 manuel@funesarchitecture.com

OWNER
 MERONA ENTERPRISES
 9451 FIRESTONE BLVD., STE B
 DOWNEY, CA 90341

PROJECT
 COMMERCIAL BUILDING
 CARSON BONITA PLAZA
 860 E. CARSON ST.
 CARSON, CA

Rev Date Issue
 ▲ ▲ ▲
 ▲ ▲ ▲
 ▲ ▲ ▲

Site Plan
 1/16" = 1'-0"

0 16' 48'

06/17/21

Exhibit 2. Tenant Information and Joint Use Parking Matrix

As of 8/16/2021

Existing Tenant

K2 Traffic Engineering, Inc.

Suite	Business Name	Use	Business Hours	Sq. Ft.	Carson Municipal Code	
					Parking Requirement (Sq.Ft./Space)	Req'd Parking Spaces
101	Subway	Restaurant	Daily 24 hours	1,323	100	13.2
102	US Donuts	Restaurant	M-F 4:30am-7:30 pm, Sa 4:30am - 5pm, Su 4:30am -2pm	860	100	8.6
103	The Nail Shop	Nail Salon	M-Sa 9am - 7pm, Su 10am-5pm	860	300	2.9
104, 105	Fiesta BBQ & Bibingka	Restaurant	M-Sa 10am- 8pm; Su 10am- 5pm	1,720	100	17.2
106	Dr. Tolentino Dentistry	Dentist	W-Sa 10 am - 7pm	860	300	2.9
107	Carson Eye Care	Optometry	T - F 9:30am - 5:30pm, Sa 9am-2pm	860	300	2.9
108, 109	Vacant Office	Office	N/A	1,720	300	5.7
110	Simplified Labor	Retail	M - F 10 am - 5 pm	860	300	2.9
111	MG'S Barber Shop	Barbershop	M-W 10am - 7pm, Th-Sa 8:30am-7:30pm, Su 10am-3pm	860	300	2.9
112	Mommy's Nutritional Center	Retail	M - F 8am-8pm, Sa 9am-5pm	1,050	300	3.5
113	DanceTime Studio	Dance studio	By Appointment	3,179	150	21.2
114	Vacant Office	Office	N/A	925	300	3.1
115A	Reflexology Foot Massage	Massage	By Appointment	1,000	300	3.3
115B	Soni Threading Salon	Beauty Salon	M - Sa 10am - 7pm, Su 11am-5pm	1,000	300	3.3
116	Angelto's Market	Retail	Daily 8am - 8pm	1,120	300	3.7
117	JBj's Bakery	Bakery	Daily 7am - 7pm	1,120	300	3.7
118	Uniform Kingdom	Retail	M - Sa 10am - 6:30pm, Sa 11am-4pm	1,120	300	3.7
119	Farmers Insurance	Office	M - F 9am - 6pm, Sa 10am-12pm	1,120	300	3.7
120	Poke Etc	Restaurant	Daily 10 am - 6 pm	1,008	100	10.1
121	Aling Delia's Restaurant	Restaurant	M - Sa 8am - 7pm	2,050	100	20.5
				23,292	Total	139

Proposed Use

Suite	Business Name	Use	Business Hours	Sq. Ft.	Carson Municipal Code	
					Requirement (Sq.Ft./Space)	Req'd Parking Spaces
122	Proposed Starbucks Coffee and Drive Thru	Restaurant	Daily 6 am- 12 am	2,000	100	20
NET Parking Demand						20

Parking Demand (=139+20)	159
Parking Capacity	131
Deficiency (= Parking Demand - Parking Capacity)	28



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 26, 2021

SUBJECT: Site Plan and Design Review (DOR) No. 1866-21

APPLICANT: Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

PROPERTY OWNER: Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

REQUEST: Consider approval of a Site Plan and Design Review No. 1866-21 for a proposed Starbucks restaurant with Drive-Thru.

PROPERTY INVOLVED: 860 E. Carson Street

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Thomas			Monteclaro
		Vice-Chair Palmer			D. Thomas
		Diaz			Rashad
		Guerra			vacant
		Huff			Alt. Docdocil Alt. Hernandez Alt. Wilson

Item No. 5A

EXHIBIT NO. 4

I. Introduction

Applicant

Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

Property Owner

Merona Enterprises, Inc.
9451 Firestone Blvd. Suite B
Downey, CA 90241

II. Project Description

The applicant, Merona Enterprises, Inc., requests approval of DOR No. 1866-21 to demolish an existing 3,600 square foot free standing restaurant and to construct a new Starbucks restaurant with drive-thru and in the CR-D (Commercial, Regional Center; 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.

Starbucks is one of the largest American coffee & craft chains. Its headquarters are in Seattle, Washington. The company operates more than 30,000 retail stores, in 83 countries. Hours of operation are Monday through Sunday 6 AM to 11:00 PM.

III. Project Site and Surrounding Land Uses

The subject property site is located in the CR-D zone and is designated Regional Commercial under the Land Use Element of the General Plan. The subject property is located at the intersection of Carson Street and Bonita Street.

Land uses surrounding the proposed project site are primarily commercial & residential uses.



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

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

Site Information	
General Plan Land Use	Regional Commercial
Zone District	CR-D (Commercial, Regional - Design Overlay District)
Site Size	87,768.21 SF (2.0 acres)
Present Use and Development	Restaurant
Surrounding Uses/Zoning	North: Commercial, CR-D South: Residential, RM-25 East: Residential, RS West: Commercial, CR-D
Access	Ingress/Egress: Bonita Street & Carson Street

IV. Analysis

Site History

The subject property was originally developed in 1989 as a shopping center with an at grade parking lot. The currently vacant building to be demolished measures 3,600 square feet and was formerly occupied by a Filipino restaurant known as DJ Bibinkahan. The subject property is located on the Corner of Carson Street and Bonita Street, across the street from the Carson Community Center and located on a strip mall property amongst numerous and fast-casual restaurants and retail stores.



Site Plan

The subject property measures approximately 2.0 acres. The project will include the complete demolition and removal of the existing 3,600 square foot restaurant, associated parking and landscaped areas. The proposed drive-thru restaurant measures 2,000 square feet. The new restaurant will allow the existing parking lot to be expanded and this will include Americans with Disabilities Act (ADA) accessible parking. In addition, there will be a new pedestrian hardscaped area, landscape planters with permanent irrigation and the existing trash enclosure will be remodeled.

Access

The applicant will maintain two existing ingress/egress driveways located along Carson Street and Bonita Street for vehicular access to the subject property.

Parking & Traffic

Parking

Carson Municipal Code Section 9162.21 (Parking Spaces Required) generally requires 1 parking space for every 100 square-feet of gross floor area for dining and drinking establishments. The proposed restaurant with drive-thru requires 20 parking spaces (2,000sf/100sf=20 parking spaces); 19 regular and 1 ADA compliant parking spaces. However, the proposed Starbucks will share parking with the other tenants of the shopping center on the subject property, per the property's 2009 shared parking agreement.

Currently the shopping center is deficient 47 parking spaces according to CMC Section 9162.21. The proposed project includes the demolition of a 3,600 square foot vacant restaurant and replace it with a 2,000 square foot drive-thru Starbucks coffee shop. This proposal has a lower parking demand per CMC Section 9162.21 by 16 spaces (20 stalls versus 36: 3,600sf/100sf). The new development will eliminate 10 parking spaces but the decrease in parking demand results in a NET gain of six (6) spaces for the shopping center relative to code; the shopping center will be deficient by 41 spaces according to CMC Section 9162.21 thereafter. Per the 2019 parking study, approved by the City's traffic engineer, the subject property had a peak parking demand of 122 with the prior restaurant use, which again had a greater demand per code than the proposed use. As indicated by the shared parking arrangement and hours of operation of the current tenants, as well as the aforementioned parking study, peak parking demand for any day of the week will not exceed the 122 parking spaces provided at the site. In addition, the proposed coffee shop includes a drive-thru that will absorb the majority of traffic volume to the proposed restaurant which will further alleviate parking demand at the shopping center.

Traffic

The applicant submitted a transportation impact analysis, also approved by the City's traffic engineer, which confirms the development will have minimal, if any, effects to nearby intersections. The project has a NET trip generation of 21 inbound trips and 20 outbound trips in the AM peak hour, 17 inbound and 16 outbound trips in the PM peak hour and 471 daily trips.

Upon project completion, the immediate adjacent intersection of East Carson Street and Bonita Street/Civic Plaza Drive is expected to maintain LOS D or better during the AM and PM peak hours, which is deemed acceptable and consistent with the majority of roadways in the City of Carson, according to the Transportation and Infrastructure Element chapter of Carson's General Plan, Policy TI-2.1. The proposed development can be presumed to have no or less than significant impact to nearby intersections.

Building and Architecture

The project is designed in a modern architectural style combining stucco, wood, metal roofing and parapet, dark bronze storefront entrance, and storefront windows to create interest in the façade. The material selection and featured articulation effectively breaks-up the facade and produces a modern design aesthetic. The applicant will also improve the façade of the strip mall to be cohesive with the proposed Starbucks. The project is compatible with the surrounding area in that it is in keeping with other commercial restaurants in the vicinity using similar massing, articulation and fenestration.

Signage

Carson Municipal Code Section 9136.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage. The proposed restaurant with drive-thru has approximately 240' feet of lot frontage along Carson Street allowing 480 (240 x 2 = 480) square feet of signage, and approximately 344' feet of lot frontage along Bonita Street allowing 688 (344 x 2 = 688) square feet of signage. Therefore, the subject property is allowed a total signage square footage of 1,168. Signage will be authorized under a separate permit.

Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping of not less than 5%. The proposed restaurant with drive-thru requires a total of 4,388 (87,768 x .05 = 4,388.41) square feet of landscaping. The applicant proposes 6,781 square feet of landscaping which totals to about 8% of the land area.

Four new Strawberry trees and two to three new Jacaranda trees will be installed along Carson Street (25' feet on center) Permanent irrigation utilizing best water conversation practices will be installed for both on-site and off-site landscaped areas.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee ("IDIF") Program. In accordance with this IDIF program, the project will be subject to payment of a one-time development impact fee.

Based on the adopted CFD, the project is exempt due to the subject property's land use (commercial).

VI. Zoning and General Plan Consistency

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

VII. Environmental Review

Environmental review is properly limited to the design-related issues within the Commission's discretion pursuant to CMC 9172.23, such as scale, orientation, bulk, mass, materials and color. With respect to such design-related issues, the proposed project is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that any of the design-related issues or aspects of the proposed project will have a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3)).

VIII. Public Notice

Notice of public hearing was posted to the project site on October 14, 2021. Notices were mailed to property owners and occupants within a 750' radius on October 14, 2021. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 21-____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1866-21 FOR A PROPOSED STARBUCKS RESTAURANT AT 860 E. CARSON STREET.”

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans
3. Transportation Impact Analysis
4. Parking Study
5. Shared Parking Agreement

Prepared by: Kaneca Pompey, Assistant Planner